

Skamania County, WA
Total: \$104.50
DEED
Pgs=2

2020-000285

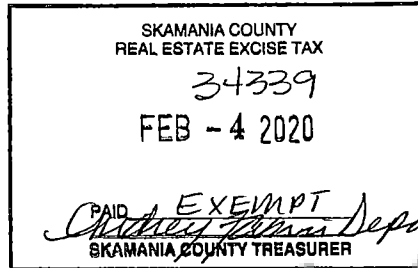
02/04/2020 12:27 PM

Request of: GUY AND CHRISTINE COE



After Recording Mail Certified Copy to:

Guy and Christine Coe, Co-Owners
7731 Beacon Place, NE Unit #101
Bremerton, WA 98311



**WASHINGTON QUIT CLAIM DEED
LOT LINE ELIMINATION / LOTS CONSOLIDATION**

**STATE OF WASHINGTON
SKAMANIA COUNTY AUDITOR'S OFFICE**

THIS DEED is made on this 16th day of January, in the year 2020, between

GUY W. COE and CHRISTINE P. COE, Co-Owners, or their designated successors by Last Will and Testament or in an established Living Trust in any future mutual estate disbursal, as Grantors; and

GUY W. COE and CHRISTINE P. COE, Co-Owners, or their designated successors by Last Will and Testament or in an established Living Trust in any future mutual estate disbursal, as Grantees

The following described real estate property, situated in the County of Skamania, State of Washington, together with all after acquired features or title of the Grantors herein:

Lot line elimination combining two parcels into a single parcel, clarifying title to and full conveyance of the same of the real estate located at situs 82 Lakeshore Drive, Stevenson, WA 98648

Legal Description: Lots 26 and 27, BLK 3 Woodard Marina Estates BK A/PG 114-115 of plats, unaltered in their platted configurations since their original creation in the subdivision of Woodard Marina Estates recorded on October 2nd, 1962, in the Skamania County Auditor's Office

Assessor's Property Tax Parcel Numbers:

Im 2-4-20

Located along Lakeshore Drive, having been recorded as Skamania Landing PIDs #02-06-34-1-4-2001-00 (Lot 27) and #02-06-34-1-4-2100-00 (Lot 26), as referenced in Staff Report File No: NSA-19-31, were sold to the current Co-Owners while this lot line elimination was under determination review, and upon conveyance as statutory warranty deeds, recorded on November 4th, 2019, to the current *(continued)*

Co-Owners documented herein, both parcels were later also therein designated APN #2019-002116, zoned R-1, DOR Code 11-Residential-Single Family, under GMA conformity. The intended main use of the property is, accordingly, to establish a single family residence thereupon.

Singly, each lot originally measured 70 feet by 90 feet (.15 acres); conjoined, the new lot will measure 140 feet by 90 feet (.3 acres), further minimizing existing Title 22 non-conformity.

Both original parcels were legal lots of record created prior to the establishment of the Columbia River Gorge National Scenic Area. **The two subject lots will be consolidated following the memorialization of this expedited lot line adjustment review, approved with conditions on January 14th, 2020.**

This instrument also indicates that notice of said conditions has been received by the Co-Owners listed herein, and are further documented in the three page **Administrative Decision, recorded separately.**

Dated: January 16th, 2020

Skamania County Assessor

Date 2-4-20 Parcel# 02063414200100
7M 02063414210000

Guy W. Coe
Guy W. Coe, Co-Owner

Christine P. Coe
Christine P. Coe, Co-Owner

Planning Department - BLA Approved By

1/27/20

Notarization Section:

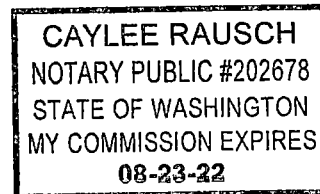
State of Washington

County of Kitsap

As a certified Washington State Notary, I hereby certify that I know and have satisfactory evidence that Guy W. Coe and Christine P. Coe are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 16th, 2020

[Seal or Stamp]



Signature of Notary Caylee Rausch

Title Notary Public

My Appointment Expires 08/23/2022