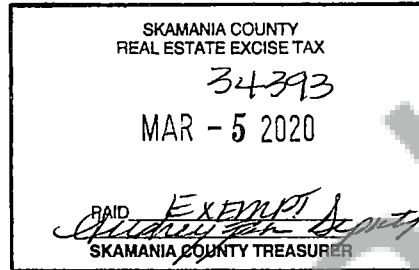




RETURN ADDRESS:

Tamara and George Mumford
5520 I Street
Washougal, WA 98671



Document: Boundary Line Agreement
Grantor: Tamara E. Mumford and George L. Mumford, wife and husband and Douglas L. Brown and Patricia J. Brown, Trustees of the Doug and Pat Brown Family Trust dated July 6, 2009
Grantee: Tamara E. Mumford and George L. Mumford, wife and husband and Douglas L. Brown and Patricia J. Brown, Trustees of the Doug and Pat Brown Family Trust dated July 6, 2009
Legal Desc.: Lots 3 and 4 Subdivision of SKOOKUM SHORT PLAT (3-420)
Parcel ID. 02063410160400 and 02063410160500

LM 3/4/2020

BOUNDARY LINE AGREEMENT


This Boundary Line Agreement made this _____ day of _____, 2020 between **TAMARA E. MUMFORD and GEORGE L. MUMFORD, wife and husband** (hereinafter referred to as "Mumford"), and **DOUGLAS L. BROWN and PATRICIA J. BROWN, Trustees of the Doug and Pat Brown Family Trust dated July 6, 2009** (hereinafter referred to as "Brown Trust");

RECITALS

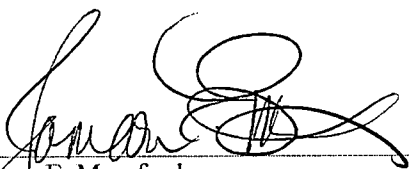
- A. Mumford is the record owner of 1 legal lot of record, known as Lot 3 of SKOOKUM Short Plat, according to the Plat thereof, recorded in Book 3 of Plats, Page 420, records of Skamania County, Washington, Assessor's Parcel Number 02-06-34-1-0-1604-00 (hereinafter referred to as the "Mumford Property").
- B. Brown Trust is the record owner of 1 legal lot of record, known as Lot 4 of SKOOKUM Short Plat, according to the Plat thereof, recorded in Book 3 of Plats, Page 420, records of Skamania County, Washington, Assessor's Parcel Number 02-06-34-1-0-1605-00 (hereinafter referred to as the "Brown Trust Property").

- C. In order to resolve a property line dispute, the parties desire to adjust property lines between the Mumford Property and the Brown Trust Property in a manner that will remedy the boundary line dispute and facilitate development of both parcels. There is no monetary or other consideration for this Boundary Line Adjustment pursuant to WAC 458-61A-109(2)(b).
- D. It is the intention of the parties that these Recitals be and are a part of this Agreement.
- E. The parties desire to settle this matter as set forth below.

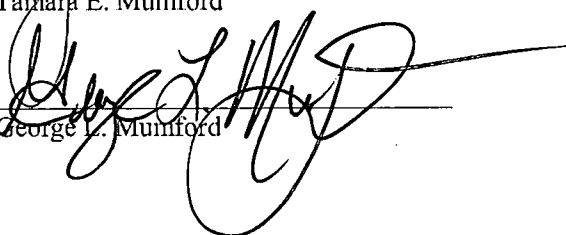
AGREEMENT. In consideration of the mutual covenants herein, the parties agree as follows:

- 1. The parties do hereby agree and fix the common boundary line between the above described Mumford Property and the Brown Trust Property as depicted on Exhibit "A" attached hereto. The parties release each other from any claim for adverse possession to the properties herein.
 - 2. To create the new boundary, and for no consideration, Brown Trust conveys and quit claims to Mumford the land legally described in Exhibit "B" attached hereto.
 - 3. The parties agree that after the boundary adjustment, their respective parcels shall be legally described as follows: The adjusted Mumford Property shall be as legally described in Exhibit "C" and the adjusted Brown Trust Property shall be as legally described in Exhibit "D".
 - 4. The Boundary Line Adjustment contemplated in this instrument has received approval by Skamania County Department of Community Development under case number NSA-19-23.
 - 5. The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County subdivision laws.
- Planning Department - BLA Approved By:**

- 6. This Agreement shall run with the land and shall be binding upon all parties, their heirs, administrators, and assigns.
 - 7. The original of this Agreement shall be recorded in the Skamania County Auditor's Office.
 - 8. This agreement may be executed in counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement"

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Tamara E. Mumford



George L. Mumford


STATE OF WASHINGTON

ss.

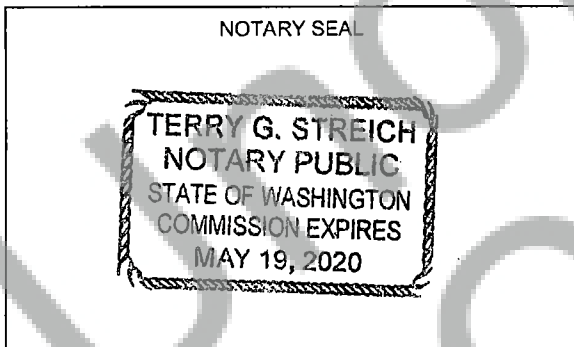
COUNTY OF Klickitat

I certify that I know or have satisfactory evidence that Tamara E. Mumford and George L. Mumford is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 4 - 2020



Notary name printed or typed: Terry G. Streich
Notary Public in and for the State of Washington
Residing at White Salmon, WA
My appointment expires: May 19, 2020



THE DOUG AND PAT BROWN FAMILY TRUST DATED JULY 6, 2009

By: Douglas L. Brown
Douglas L. Brown, trustee

By: Patricia J. Brown
Patricia J. Brown, trustee

STATE OF WASHINGTON)
 :SS
County of Klickitat)

I certify that I know or have satisfactory evidence that Douglas and Patricia are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the trustees of the Doug and Pat Brown Family Trust dated July 6, 2009, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

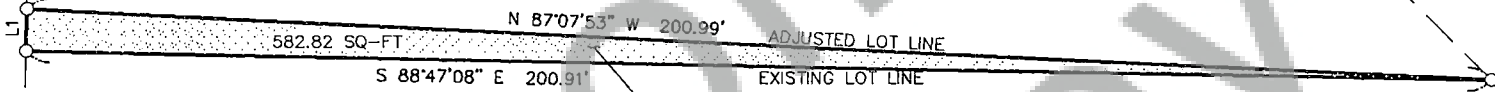
Dated: March 4, 2020

Terry G. Streich
Notary name printed or typed: Terry G. Streich
Notary Public in and for the State of Washington
Residing at White Salmon, WA
My appointment expires: May 19, 2020

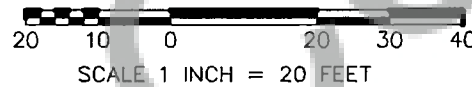


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°12'52" W	5.80'

LOT 4
SKOOKUM SHORT PLAT
BOOK 3 PAGE 421
1.02 ACRES (44305.46 SQ-FT)
BEFORE ADJUSTMENT
1.00 ACRES (43722.64 SQ-FT)
AFTER ADJUSTMENT



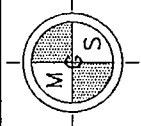
LOT 3
SKOOKUM SHORT PLAT
BOOK 3 PAGE 421
1.00 ACRES (43745.09 SQ-FT)
BEFORE ADJUSTMENT
1.02 ACRES (44327.91 SQ-FT)
AFTER ADJUSTMENT

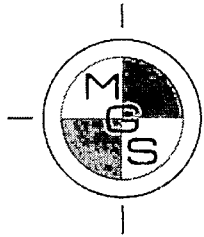


SCALE: 1"=20'
JOB NO. 16-320
DATE: 02-12-20
DWG FILE: 16320EX2
DRAWN BY: DAR

EXHIBIT "A" FOR BOUNDARY LINE ADJUSTMENT

PREPARED BY:
MINISTER-CLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313





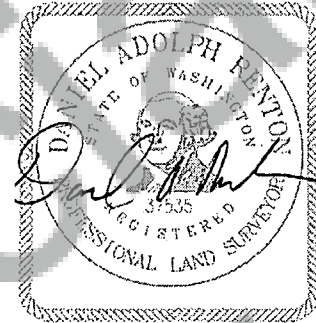
MINISTER-GLAESER SURVEYING INC.

Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 604-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7892 FAX

FEBRUARY 12, 2020

EXHIBIT "B"

02-12-2020



STRIP OF LAND TO BE CONVEYED TO LOT 3

A strip of land located in a portion of Lot 4 of the "Skookum Short Plat", as recorded in Book 3 of Short Plats, at Pages 420 and 421, Skamania County, Washington, Auditors Records

BEGINNING at the Northwest corner of Lot 3 of said "Skookum Short Plat";

Thence South $88^{\circ}47'08''$ East, along the common line between said Lot 3 and said Lot 4, for a distance of 200.91 feet to the Northeast corner of said Lot 3 and the Southeast corner of said Lot 4;

Thence leaving said common line, North $87^{\circ}07'53''$ West, for a distance of 200.99 feet to the East Right of Way line of Nesmith Road (Private);

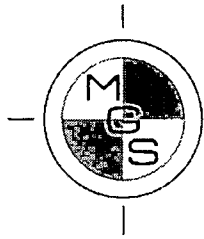
Thence South $01^{\circ}12'52''$ West, along said East Right of Way line, for a distance of 5.80 feet to the **POINT OF BEGINNING**

CONTAINING: 582.82 square feet of land, more or less

BASIS OF BEARING: "Skookum Short Plat", Book 3, Pages 420 and 421

~~Skamania County Assessor~~

Date _____ Parcel# _____

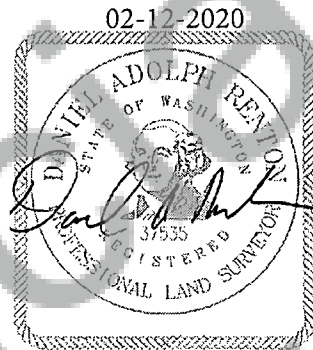


**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7892 FAX*

FEBRUARY 12, 2020

EXHIBIT "C"



ADJUSTED LOT 3

Lot 3 of the "Skookum Short Plat", as recorded in Book 3 of Short Plats, at Pages 420 and 421, Skamania County, Washington, Auditors Records

TOGETHER the following described strip of land;

BEGINNING at the Northwest corner of Lot 3 of said "Skookum Short Plat";

Thence South 88°47'08" East, along the common line between said Lot 3 and said Lot 4, for a distance of 200.91 feet to the Northeast corner of said Lot 3 and the Southeast corner of said Lot 4;

Thence leaving said common line, North 87°07'53" West, for a distance of 200.99 feet to the East Right of Way line of Nesmith Road (Private);

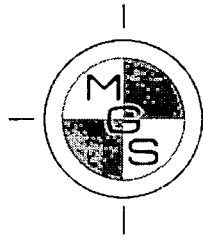
Thence South 01°12'52" West, along said East Right of Way line, for a distance of 5.80 feet to the **POINT OF BEGINNING**

TOGETHER with and **SUBJECT** to easements and restriction of record.

CONTAINING: 1.02 acre (44327.91 sq-ft) of land more or less

BASIS OF BEARING: "Skookum Short Plat", Book 3, Pages 420 and 421

Skamania County Assessor *AM*
Date 3-4-20 Parcel# 02063410160400

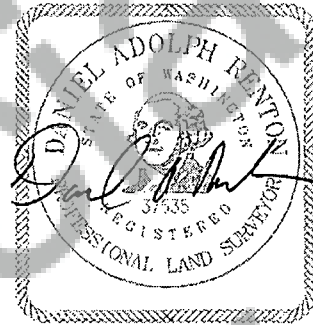


**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3515 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7502 (509) 544-7592 FAX*

02-12-2020

**FEBRUARY 12, 2020
EXHIBIT "D"**



ADJUSTED LOT 4

Lot 4 of the "Skookum Short Plat", as recorded in Book 3 of Short Plats, at Pages 420 and 421, Skamania County, Washington, Auditors Records

EXCEPT the following described strip of land;

BEGINNING at the Northwest corner of Lot 3 of said "Skookum Short Plat";

Thence South $88^{\circ}47'08''$ East, along the common line between said Lot 3 and said Lot 4, for a distance of 200.91 feet to the Northeast corner of said Lot 3 and the Southeast corner of said Lot 4;

Thence leaving said common line, North $87^{\circ}07'53''$ West, for a distance of 200.99 feet to the East Right of Way line of Nesmith Road (Private);

Thence South $01^{\circ}12'52''$ West, along said East Right of Way line, for a distance of 5.80 feet to the **POINT OF BEGINNING**

TOGETHER with and **SUBJECT** to easements and restriction of record.

CONTAINING: 1.00 acre (43722.64 sq-ft) of land more or less

BASIS OF BEARING: "Skookum Short Plat", Book 3, Pages 420 and 421

Skamania County Assessor

Date 3-4-20 Parcel# 02063410160580