

Skamania County, WA

Total:\$117.50

MISC

Pgs=15

Request of: LASHER LLC

2020-001039

05/07/2020 08:29 AM



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WHEN RECORDED RETURN TO:

Lasher LLC

PO Box 461

Stevenson, WA 98648

This document is being rerecorded to attach missing Exhibits 'A' and 'B'

DOCUMENT TITLE(S)

Re-recorded

First Amendment to Condominium Declaration and Plat for Columbia View Condominiums Phase One

REFERENCE NUMBER(S) of Documents assigned or released:

2020000973

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Lasher, LLC, a Washington limited liability company; Columbia View Condominium Association; Cody Cavender; John A. Irwin and Sarah K. Irwin, husband and wife; Dustin Vandoozer; Patrick J. Joseph and Peggy D. Joseph, husband and wife

☐ Additional names on page _____ of document.

GRANTEE(S):

Lasher, LLC, a Washington limited liability company; Columbia View Condominium Association; Cody Cavender; John A. Irwin and Sarah K. Irwin, husband and wife; Dustin Vandoozer; Patrick J. Joseph and Peggy D. Joseph, husband and wife

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

#2004155075 future phases of Columbia View Condominiums #2008170168; Units C1, C2, C3 and C4
Columbia View Condominiums Phase I #2008170168, Skamania County, Washington

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

03-07-36-3-4-5800-00, 03-07-36-3-4-5801-00, 03-07-36-3-4-5802-00, 03-07-36-3-4-5803-00, and
03-07-36-3-4-5804-00

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

After recording, return to:

STEVE C. MORASCH
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086



**FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT FOR
COLUMBIA VIEW CONDOMINIUMS PHASE ONE**

GRANTOR:

Lasher, LLC, a Washington limited liability company; Columbia View Condominium Association; Cody Cavender; John A. Irwin and Sarah K. Irwin, husband and wife; Dustin Vandoozer; Patrick J. Joseph and Peggy D. Joseph, husband and wife;

GRANTEE:

Lasher, LLC, a Washington limited liability company; Columbia View Condominium Association; Cody Cavender; John A. Irwin and Sarah K. Irwin, husband and wife; Dustin Vandoozer; Patrick J. Joseph and Peggy D. Joseph, husband and wife;

ABBREVIATED LEGAL:

#2004-155075 future phases of Columbia View Condominiums #2008-170168; Units C1, C2, C3 and C4 Columbia View Condominiums Phase I #2008-170168, Skamania County, Washington

ASSESSOR'S TAX PARCEL NO.:

03-07-36-3-4-5800-00, 03-07-36-3-4-5801-00, 03-07-36-3-4-5802-00, 03-07-36-3-4-5803-00, 03-07-36-4-5804-00

OTHER REFERENCE NOS.:

None

FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT

FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT FOR
COLUMBIA VIEW CONDOMINIUMS PHASE ONE

WHEREAS, the Survey Map and Plans for Columbia View Condominiums Phase One was recorded under Skamania County AFN 2008-170168 on June 16, 2008 (the "Plat");

WHEREAS, the Condominium Declaration for Columbia View Condominium Phase One was recorded under Skamania County AFN 2008-170166 on June 16, 2008 (the "Declaration");

WHEREAS, Cody Cavender owns Unit C1, Columbia View Condominiums Phase One, recorded under Skamania County AFN 2008-170168 on June 16, 2008, Skamania County, Washington;

WHEREAS, Patrick J. Joseph and Peggy D. Joseph, husband and wife owns Unit C2, Columbia View Condominiums Phase One, recorded under Skamania County AFN 2008-170168 on June 16, 2008, Skamania County, Washington;

WHEREAS, Dustin Vandoozer owns Unit C3, Columbia View Condominiums Phase One, recorded under Skamania County AFN 2008-170168 on June 16, 2008, Skamania County, Washington;

WHEREAS, John A. Irwin and Sarah K. Irwin, husband and wife own Unit C4, Columbia View Condominiums Phase One, recorded under Skamania County AFN 2008-170168 on June 16, 2008, Skamania County, Washington;

WHEREAS, pursuant to the deed recorded at recorded under Skamania County AFN 2008-169078 on February 25, 2008, Skamania County, Washington Lasher, LLC owns the future phases of the Columbia View Condominiums Phase One, recorded under Skamania County AFN 2008-170168 on June 16, 2008, Skamania County, Washington and pursuant to the Declaration, Lasher, LLC is the Declarant;

WHEREAS, Pursuant to Article 20 of the Declaration, which authorizes amendments to the Declaration and to the Survey Map and Plans, the Association for the Columbia View Condominiums, Lasher, LLC as Declarant and owner of the undeveloped phases, and the owners of Units C1, C2, C3 and C4 have mutually agreed to amend the Declaration and the Plat by removing the future phases from the condominium Declaration and Plat so that such land can be separately short platted into individual lots, subject to a retained a parking easement over a portion of the future phases;

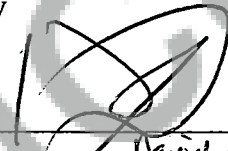
NOW, THEREFORE, the Declaration and Plat are hereby amended as follows:

FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT

The land described in the attached Exhibit A (the "Lasher Property") is hereby removed from the Declaration and from the Plat. A non-exclusive easement is being retained over the land described in the attached Exhibit B (the "Parking Easement Area") for the purpose of parking benefitting Units C1, C2, C3 and C4. Except for the Association's rights to regulate the use, maintenance and repair of the Parking Easement Area as a common element pursuant to Section 14.4.1(f) of the Declaration, the Declaration and Plat shall have no further effect on the Lasher Property. Except as amended herein, the Declaration and Plat remain in full force and effect.

Dated: January 6th, 2020.

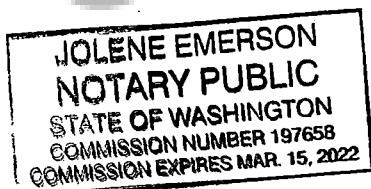
LASHER, LLC, a Washington limited liability company


By: 
Its: Governor David M. McKenzie


STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that David McKenzie is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Governor of Lasher, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-6, 2020.




NOTARY PUBLIC in and for the State of
Washington, residing at Steverson
My appointment expires: 3-15-22



County of ~~Clark~~ Klickitat)

I certify that I know or have satisfactory evidence that CODY CAVENDER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner of Unit C1 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov 4, 2019.



Kelsey Trevis

Patrick J. Joseph
PATRICK J. JOSEPH
Co-Owner of Unit C2

STATE OF WASHINGTON)
 SKAMANIA) ss.
County of Clark)

I certify that I know or have satisfactory evidence that PATRICK J. JOSEPH is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-owner of Unit C2 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/26, 2019.

LISA M. AUSTIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 151815
COMMISSION EXPIRES FEB. 15, 2024

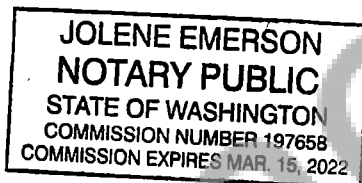
Lisa M. Austin
NOTARY PUBLIC in and for the State of
Washington, residing at STEVENSON
My appointment expires: 2/15/2024

PEGGY D. JOSEPH
Co-Owner of Unit C2

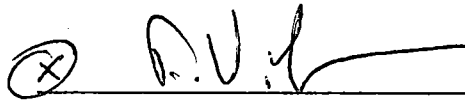
STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that PEGGY D. JOSEPH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the co-owner of Unit C2 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-3, 2019.



NOTARY PUBLIC in and for the State of
Washington, residing at Stampania
My appointment expires: 3-15-22



DUSTIN VANDOOZER
Owner of Unit C3

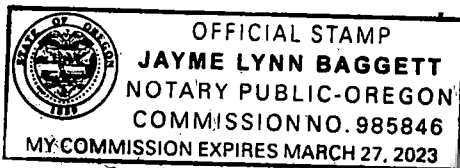
STATE OF WASHINGTON)

) ss.

County of Clark)

I certify that I know or have satisfactory evidence that DUSTIN VANDOOZER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner of Unit C3 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-30, 2019.





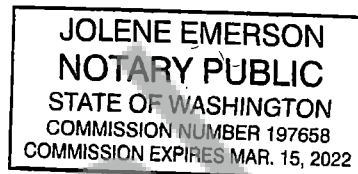
NOTARY PUBLIC in and for the State of
Oregon Washington, residing at Clallam County
My appointment expires: MARCH 27, 2023

FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT



JOHN A. IRWIN
Co-Owner of Unit C4

STATE OF WASHINGTON)
) ss.
County of Clark)



I certify that I know or have satisfactory evidence that JOHN A. IRWIN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-owner of Unit C4 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-2, 2019.



NOTARY PUBLIC in and for the State of
Washington, residing at Steverson
My appointment expires: 3-15-22

Sarah K. Irwin

SARAH K. IRWIN
Co-Owner of Unit C4

STATE OF WASHINGTON)
 SKAMANIA) ss.
County of Clark)

I certify that I know or have satisfactory evidence that SARAH K. IRWIN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the co-owner of Unit C4 of Columbia View Condominiums Phase One, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 2, 2019.

LISA M. AUSTIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 151815
COMMISSION EXPIRES FEB. 15, 2024

Lisa M. Austin
NOTARY PUBLIC in and for the State of
Washington, residing at STEVENSON
My appointment expires: 2/15/2024

FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND PLAT

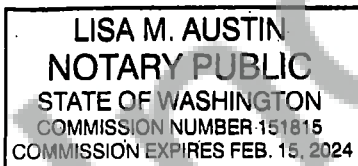
COLUMBIA VIEW CONDOMINIUM PHASE
ONE ASSOCIATION

Sarah Kay Irwin, HOA President
By: _____
Its: _____

STATE OF WASHINGTON)
 SKAMANIA) ss.
County of ~~Clark~~)

I certify that I know or have satisfactory evidence that SARAH KAY IRWIN is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath, stated that he/she was authorized to execute the instrument and acknowledged it as the President of Columbia View Condominiums Phase One Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 1, 2019.



Lisa M. Austin
NOTARY PUBLIC in and for the State of
Washington, residing at STEVENSON
My appointment expires: 2/15/2024

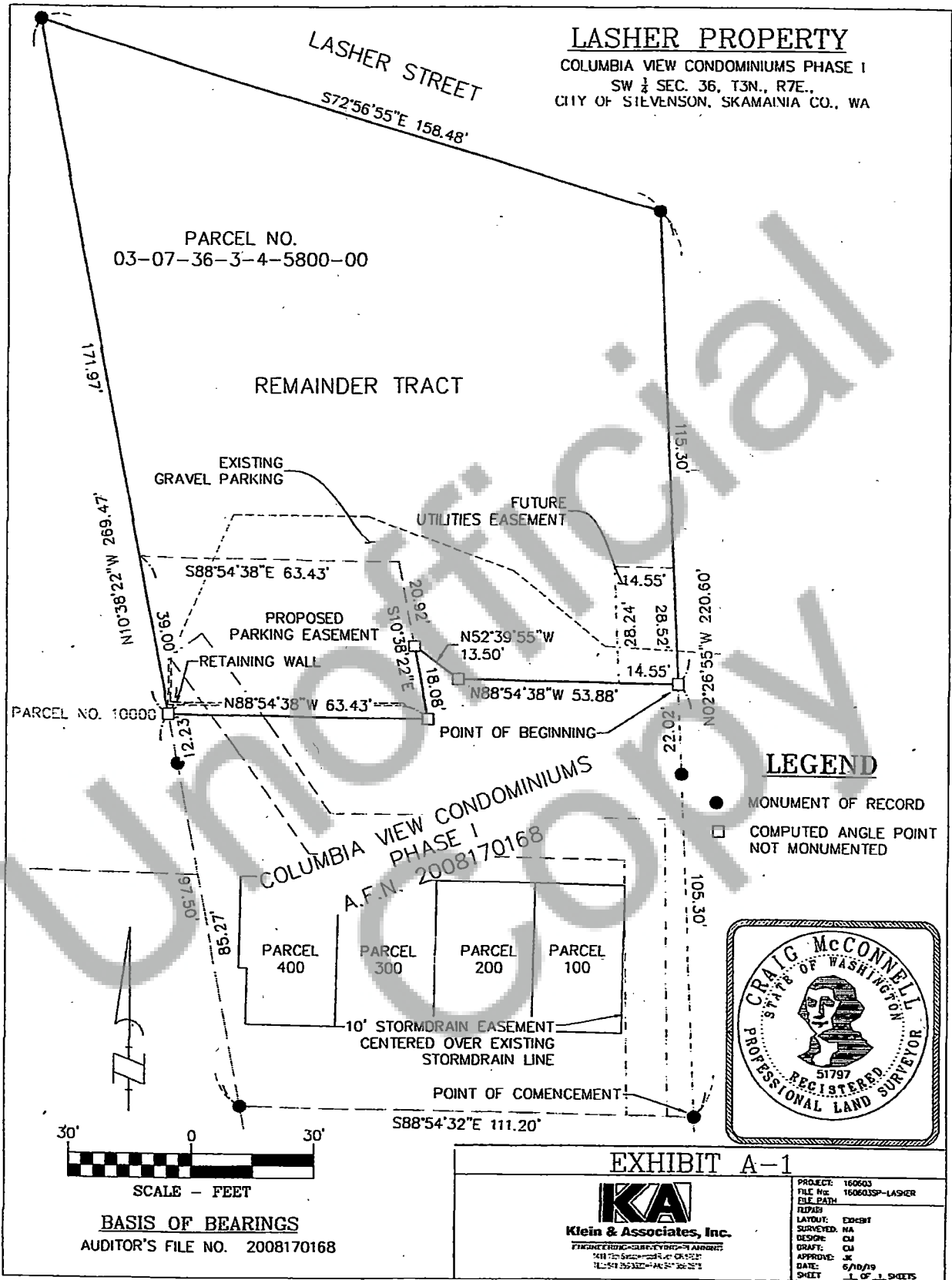


Exhibit A-2

Area being segregated from Columbia View Condominiums Phase 1

A tract of land being a portion of Columbia View Condominiums Phase I, as recorded in Skamania County Records as Auditor's File Number 2008-170168, and is situated in the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County, Washington, and is more particularly described as follows:

Commencing at the southeast corner of Columbia View Condominiums Phase I; thence North $02^{\circ}26'55''$ West, 105.39 feet along the East line of said Columbia View Condominiums Phase I, to the **Point of Beginning**; thence North $88^{\circ}54'38''$ West, 53.88 feet; thence North $52^{\circ}39'55''$ West, 13.50 feet; thence South $10^{\circ}38'22''$ East, 18.08 feet; thence North $88^{\circ}54'38''$ West, 63.43 feet to a point on the West line of said Columbia View Condominium Phase I; thence North $10^{\circ}38'22''$ West, 171.97 feet along said West line to the Northwest corner thereof; thence South $72^{\circ}56'55''$ East, 158.48 feet along the North line of said Columbia View Condominiums Phase I to the Northeast corner thereof; thence South $02^{\circ}26'55''$ East, 115.30 feet, along said East line back to the **Point of Beginning**.

Containing: 19,230 sqft

PARKING EASEMENT AREA

COLUMBIA VIEW CONDOMINIUMS PHASE I
SW 1/4 SEC. 36, T3N., R7E.,
CITY OF STEVENSON, SKAMANIA CO., WA

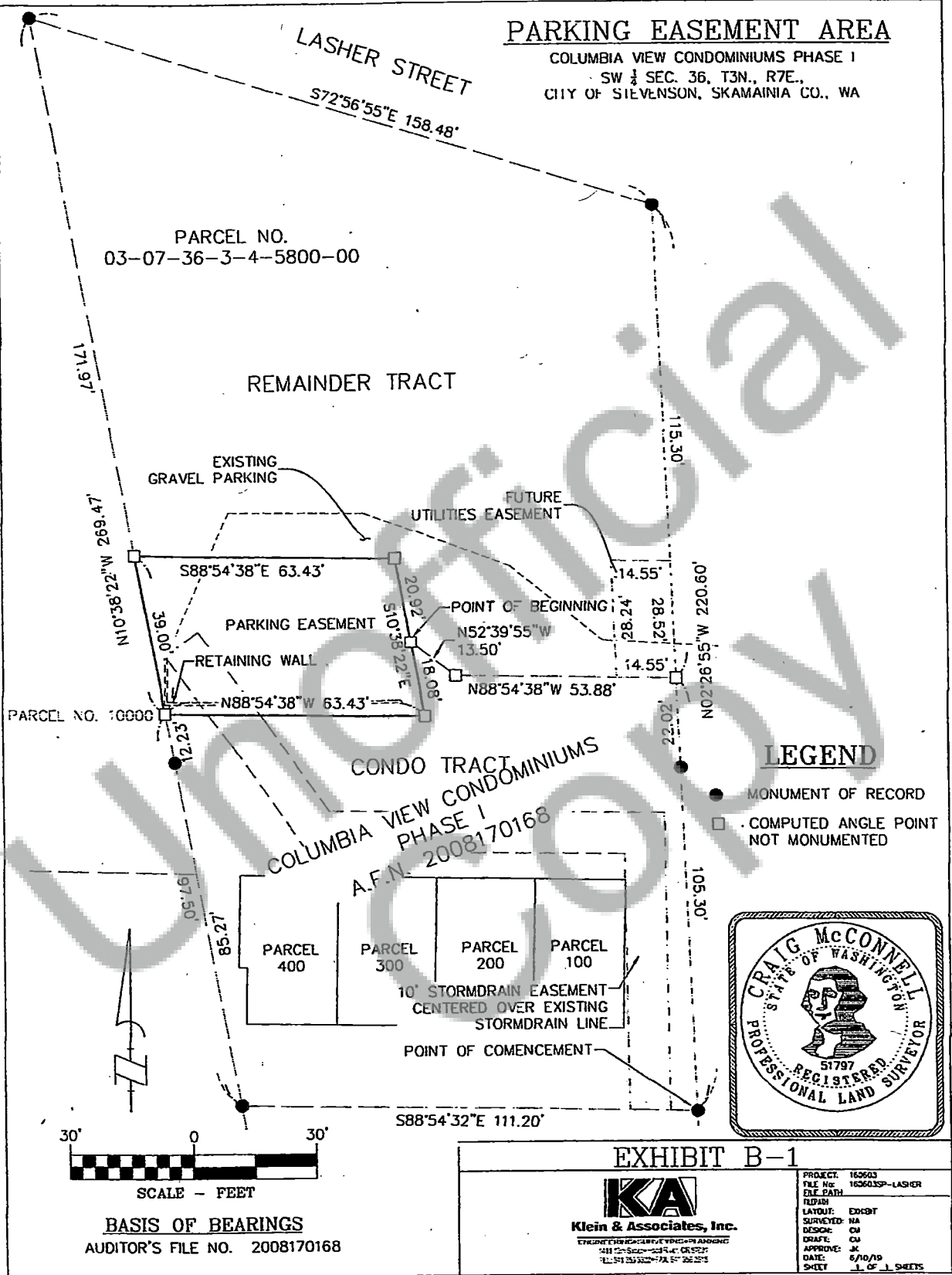


Exhibit B-2

Parking Easement Legal Description

A tract of land being a portion of Columbia View Condominiums Phase I, as recorded in Skamania County Records as Auditor's File Number 2008-170168, and is situated in the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County, Washington, and is more particularly described as follows:

Commencing at the southeast corner of Columbia View Condominiums Phase I; thence North 02°26'55" West, 105.39 feet along the East line of said Columbia View Condominiums Phase I; thence North 88°54'38" West, 53.88 feet; thence North 52°39'55" West, 13.50 feet to the **Point of Beginning**; thence South 10°38'22" East, 18.08 feet; thence North 88°54'38" West, 63.43 feet to a point on the West line of said Columbia View Condominiums Phase I; thence North 10°38'22" West, 39.00 feet; thence South 88°54'38" East, 63.43 feet; thence South 10°38'22" East, 20.92 feet back to the **Point of Beginning**.

Containing: 2,422 Sqft.