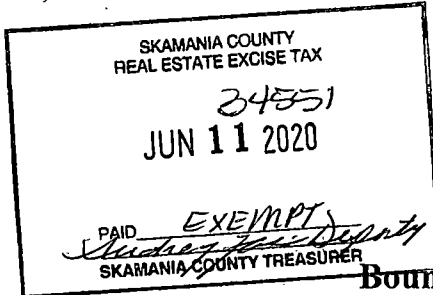




**AFTER RECORDING MAIL TO:**

Marilyn Doris Nielsen  
431 Jessup Road  
Cook, WA 98605



**Quit Claim Deed  
Boundary Line Adjustment**

THE GRANTOR, Broughton Lumber Company, owner of the parcel of land described as:

the NE ¼ of the NE ¼ of Section 15, Township 3 North, Range 9 East,  
Willamette Meridian, Skamania County; Less the area described in  
Auditor's File Number 2017-000699 and 2007-168428 (Parcel Number  
03091500180000),

in consideration of adjusting the boundary line between two adjoining lots owned by said  
GRANTOR and

THE GRANTEE, Marilyn Doris Nielsen, owner of the parcel described in Book 211 and Page  
714 of Skamania County Auditor's Office, (Parcel Number 03091500040000), all located in  
Section 15, Township 3 North, Range 9 East, Willamette Meridian, Skamania County, State of  
Washington;

hereby grants, conveys and quit claims to the GRANTEE, their heirs and assignees the following  
described real estate, situated in Skamania County, State of Washington, together with all after  
acquired title of the grantor therein:

See Exhibit A, page 3

The purpose of this deed is to effect a boundary line adjustment between parcels of land owned by  
Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the  
requirements of RCW 58.17 and 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.

Assessor's Property Tax / Account Numbers: 03091500180000, 03091500040000 *Am 6/11/20*

Abbreviated Legal Description: Ptn. E½NE¼, Section 15, T3N, R9E, W.M.

Dated and witnessed this 9th day of June, 2020

[Signature]

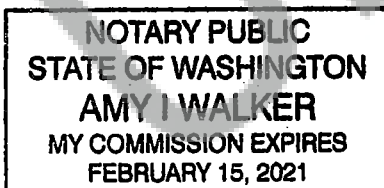
NOTARY PUBLIC

State of Washington

County of Klickitat

On this 9th day of June, 2020, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared John R. Stevenson to me known to be the representative for the grantor that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]  
Notary Public in and for the State of  
Washington

My appointment expires 2/15/2021

## EXHIBIT A

### Legal Description

Beginning at the Northwest corner of the Parcel of land described in Community Property Agreement Filed in Book 211 and Page 714 of Skamania County Auditor's Office, which is North 89°40'06" West, a distance of 1286.46 feet from a Brass Cap monumenting the Northeast corner of the Southeast ¼ of the Northeast ¼ of Section 15, Township 3 North, Range 11 East, W.M., Skamania County, Washington;

thence North 00°09'41" West, a distance of 65.00 feet;  
thence South 89°40'06" East, a distance of 5.0 feet to a 30" Rebar with Red Plastic Cap;  
thence South 89°40'06" East, a distance of 155.00 feet to a 30" Rebar with Red Plastic Cap;  
thence South 00°09'41" East, a distance of 20.00 feet to a 30" Rebar with Red Plastic Cap;  
thence South 89°40'06" East, a distance of 636.23 feet, more or less, to a 30" Rebar with Red Plastic Cap on the West Right of Way of Jessup Road;  
thence South 06°03'53" East along said Right of Way of Jessup Road, a distance of 45.28 feet, more or less, to the North line of the Southeast ¼ of the Northeast ¼ of said Section 15;  
thence North 89°40'06" West, a distance of 800.89 feet along the North line of the Southeast ¼ of the Northeast ¼ of said Section 15 to the Point of Beginning.

Containing 0.90 ACRES, more or less.

Planning Department - BLA Approved By: *[Signature]* 6/11/20

Skamania County Assessor

Date 6-11-20 Parcel# 03091500180000  
*JM* PTN  
03091500040000

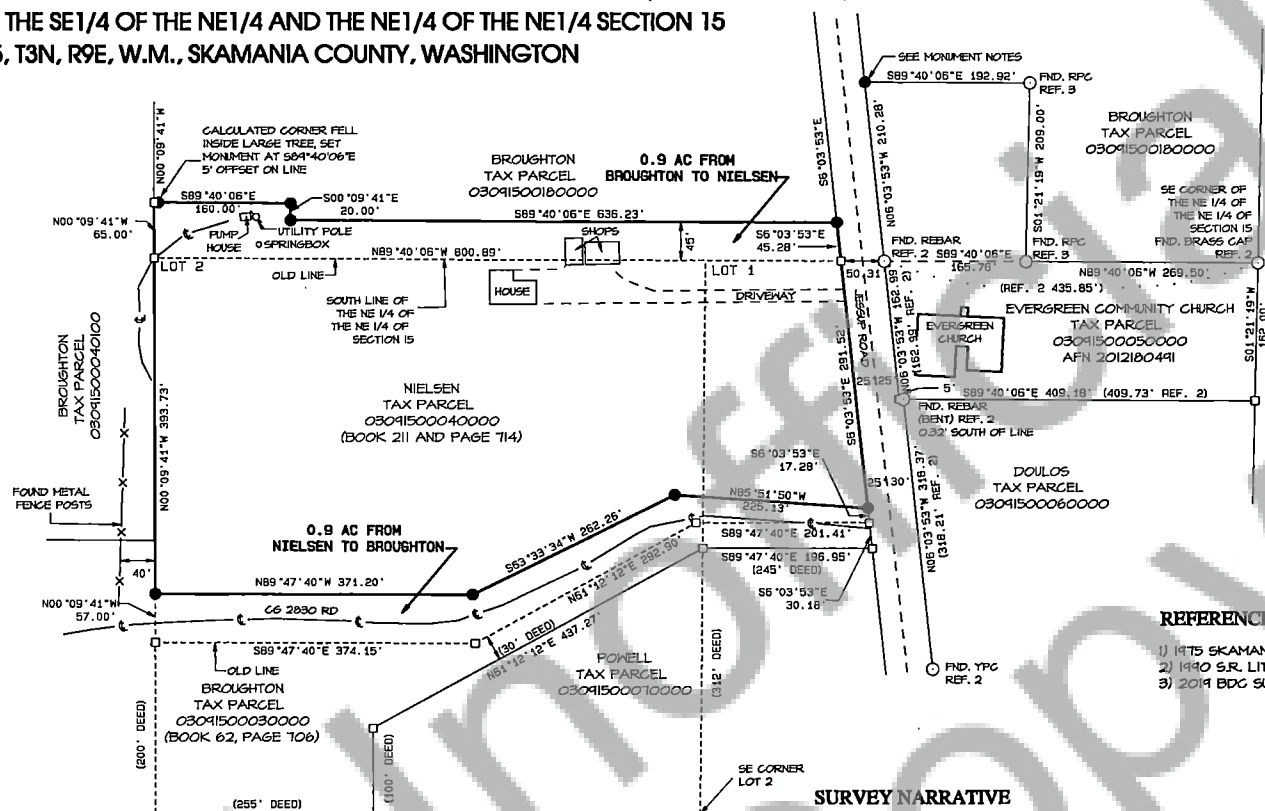
# RECORD OF SURVEY

## OF A BOUNDARY LINE ADJUSTMENT

LOT 1 & 2 OF THE MANZANOLA ORCHARD TRACTS BLOCK 16 (BK. A, P.37, PLATS)

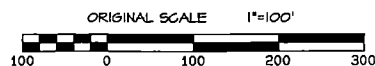
IN THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 SECTION 15

15, T3N, R9E, W.M., SKAMANIA COUNTY, WASHINGTON



### LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- SET 5/8" X 30" REBAR W/ RED PLASTIC CAP
- ( ) PLAT OR DEED CALL



### MONUMENT NOTES

THIS SURVEY RE-ESTABLISHED THE ROW OF JESSUP ROAD DIFFERENT THAN BDG DID IN THE REF. 3 2019 SURVEY, BASED ON THE FOUND MONUMENTS FROM REF. 2 SHORT PLAT. THE REF. 3 SURVEY DID NOT FIND THE REF. 2 SHORT PLAT MONUMENTS. A MORE THOROUGH SEARCH FOUND 3 OF THE MONUMENTS AS SHOWN ON THIS SURVEY. THE TWO WESTERLY MONUMENTS SET FOR THE REF. 3 SURVEY WERE REMOVED OR RESET AS SHOWN.

### SURVEY NARRATIVE

THIS SURVEY HOLDS TO THE SECTION SUBDIVISION AS ESTABLISHED IN THE 2019 BDG SURVEY RECORDED IN APN 2019-000464 (REF.3). THE NORTH LINE OF THE NIELSEN PARCEL IS THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 15 AND ALSO ON THE NORTH LINE OF LOT 1 AND 2 OF MANZANOLA TRACTS, BLOCK 16.

### REFERENCES

- 1) 1975 SKAMANIA COUNTY ROAD PROJECT CRP-16, JESSUP ROAD
- 2) 1990 S.R. LITTLE SHORT PLAT, TRANTON, APN 104676
- 3) 2019 BDG SURVEY, APN 2019-000464

### AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
at \_\_\_\_\_  
at the request of Bell Design Co.

County Auditor

Date

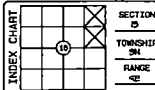
Auditor File Number

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of BROUGHTON LUMBER CO & MARILYN NIELSEN.

Austin R. Bell PLS 41954

Date



DATE	DESCRIPTION	BY
4/20	DRAFT	JND
4/20	DEED	AMB

**RECORD OF SURVEY**  
FOR BROUGHTON LUMBER CO. &  
MARILYN D. NIELSEN  
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 19B326  
DATE: Jun 2020

Bell Design Co. makes no warranty as to matters of unrecorded title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2019\B326\19B326\_BLA.pro

**BASIS OF BEARING**  
EAST LINE OF THE NE1/4  
OF SECTION 15 AS PER REF. 3

### TRAVERSE STATEMENT

RADIAL TIES TO CONTROLLING MONUMENTS FOR THE PARCELS SHOWN WERE MADE WITH A TRIMBLE GPS R-8 SURVEY SYSTEM, AND A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-040-100) AT THE TIME OF THIS SURVEY.

### LEGAL DESCRIPTION

PORTIONS OF LOT 1 & LOT 2 OF BLOCK SIXTEEN OF MANZANOLA ORCHARD TRACTS WESTERLY OF JESSUP ROAD (BOOK 211 AND PAGE 114)  
TAX PARCEL 03041500040000

PORTIONS OF LOT 1 & LOT 2 OF BLOCK 16 OF MANZANOLA ORCHARD TRACTS WESTERLY OF JESSUP ROAD (BOOK 62, PAGE 106)  
TAX PARCEL 03041500030000

NE 1/4 OF THE NE1/4 OF SECTION 15  
TAX PARCEL 03041500180000