Skamania County, WA Total:\$107.50 QCDBLA 2020-001574

06/29/2020 12:02 PM

Request of: CAROLYN A. SIMMS, ATTORNEY

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: Carolyn A. Simms, Attorney, PLLC PO Box 169 Washougal, WA 98671 00004136202000015740050055

BOUNDARY LINE ADJUSTMENT OUIT CLAIM DEED

JULIE M. MATHANY (hereinafter "MATHANY")

Planning Department - BLA Approved By:

APL 06/29/2020

Abbreviated

Parties:

Legal Descriptions: Lot 3 of the In-Law Acres Short Plat #2016000851

Lot 4 of the In-Law Acres Short Plat #2016000851

Assessor's Tax Parcels:

03082822030000; 03082822031700

411 6/29/20

PARTIES: JULIE M. MATHANY, (hereinafter "MATHANY").

RECITALS: MATHANY owns certain real property legally known as Lot 3 and Lot 4 of the In-Law Acres, and commonly known as 402 Hot Springs Avenue & 241 Old Airport Rd, Carson, Skamania County, Washington 98610, a portion of which is legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property to be Exchanged").

MATHANY desires to adjust the boundary line of Lot 3 described herein, Tax Parcel No. 03082822030000 (the "Lot 3 Property").

MATHANY desires to adjust the boundary line of Lot 4 described herein, Tax Parcel No. 03082822031700 (the "Lot 4 Property").

MATHANY desires to adjust the property lines for owner convenience. There is no monetary or other consideration for this BLA pursuant to WAC 458-61A-109(2)(a)(iv).

It is the intention of the parties that these Recitals be and are a part of this Agreement.

AGREEMENT:

1. MATHANY hereby conveys and quitclaims all of MATHANY's interest, including any after-acquired interest, in the Property to be Exchanged as contained in **Exhibit** "A" from the Lot 3 Property as shown in **Exhibit** "B", attached hereto and incorporated herein, to the Lot 4 Property as shown in **Exhibit** "C" attached hereto and incorporated herein.

BLA - page 1

- Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.
- The terms and conditions of the Property Line Adjustment shall be, and hereby are made, binding on heirs, administrator, executors, personal representatives, successors, and or assigns of the parties hereto.
- 4. This BLA is not intended to create an additional parcel, and is, therefore, in compliance with RCW 58.17.040. There is no consideration for this BLA. The property described in this BLA cannot be segregated and sold without conforming to both state and local laws.

IN WITNESS HEREOF THE PARTIES EXECUTE THIS BLA:

) SS.

SKAMANIA COUNTY REAL ESTATE EXCISE TAX 34590 JUN **2 9** 2020

STATE OF WASHINGTON)

County of CLARK

I certify that I know or have satisfactory evidence that JULIE M. MATHANY and is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 10, 2020

GLORIA D. MEYERS **NOTARY PUBLIC** STATE OF WASHINGTON COMMISSION EXPIRES

MARCH 1, 2021

NOTARY PUBLIC for the State of Washington, residing at Washougal

My appointment expires: 3-1-2021

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
MATHANY
PARCEL 03082822030000 TO PARCEL 03082822031700
(TRACT TO BE EXCHANGED)

A portion of Lot 3 of the "In-Law Acres" Short Plat, according to the recorded Plat Auditor's File No.2016000851 on May 5th 2016, tract is located in the northwest quarter of northwest quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian in Skamania County, Washington, being more particularly described as follows:

Beginning at a 5/8" iron rod, L.S.43141 monumenting the northeast corner of Lot 4 of said "In-Law Acres" Short Plat; thence South 00°18'32" West along the east line of said Lot 4 a distance of 164.86 feet to a 5/8" iron rod monumenting the southeast corner, being a point on a curve concaved southwest whose chord bears South 62°49'51" East a distance of 50.02 feet. Radius point measures 55.00 feet. Thence along said curve through the central angle of 54°05'57" a distance of 51.93 feet to a 5/8" iron rod, L.S.18731, being a point of said curve concaved southwest whose chord bears South 25°51'48" East a distance of 19.26 feet. Radius measures 55.00 feet. Thence along said curve through the central angle of 20°10'19" a distance of 19.36 feet to a similar 5/8" iron rod, L.S.18731; thence South 89°53'56" East a distance of 152.06 feet to the southeast corner of Lot 3 of "In-Law Acres" Short Plat; thence North 00°20'52" East along the east line of said Lot 3 a distance of 203.56 feet to a 5/8" iron rod, L.S.15025; thence North 89°30'12" West a distance of 117.11 feet to an 5/8" iron rod, L.S.9025; thence North 89°31'43" West a distance of 88.21 feet to the point of beginning.

Contains 0.93 Acres March 3, 2020 EMC Skamania County Assessor

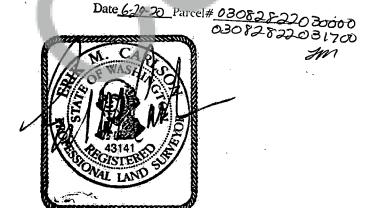


Exhibit 'B'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
MATHANY
PARCEL 03082822030000

Lot 3 of the "In-Law Acres" Short Plat, according to the recorded Plat Auditor's File No.2016000851 on May 5th 2016, tract is located in the northwest quarter of northwest quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian in Skamania County, Washington

Contains 3.60 Acres March 3, 2020 EMC

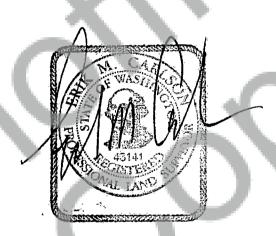


Exhibit 'C'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531

E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
MATHANY
PARCEL 03082822031700

Lot 4 of the "In-Law Acres" Short Plat, according to the recorded Plat Auditor's File No.2016000851 on May 5th 2016, tract is located in the northwest quarter of northwest quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian in Skamania County, Washington

Contains 0.84 Acres March 3, 2020 EMC

