



RETURN ADDRESS
Shawn R. MacPherson
430 NE Everett Street
Camas, WA 98607

Please print neatly or type information

Document Title(s):

**STIPULATED JUDGMENT AND DECREE QUIETING TITLE IN
REAL PROPERTY**

Reference Number(s) of related documents:

Additional Reference #'s on page ____

Grantor(s) (Last name, First name and Middle Initial):

ROBERT McDANNELL BROWN/JAMES E. HOFFMAN and JO L. HOFFMAN

Grantee(s) (Last name, First name and Middle Initial):

JAMES E. HOFFMAN and JO L. HOFFMAN/ROBERT McDANNELL BROWN

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter):

Please see attached.

Assessor's Property Tax Parcel/Account Numbers:

01050400020000

01050400030000



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 provided herein.

**SKAMANIA COUNTY
FILED**

JUN 19 2020

**GRACE D. CROSS
SUPERIOR COURT CLERK**

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAMANIA**

ROBERT McDANNELL BROWN,)	
a married person dealing with his sole)	No. 19-2-00022-30
and separate property,)	
)	STIPULATED JUDGMENT AND
Plaintiff,)	DECREE QUIETING TITLE IN
vs.)	REAL PROPERTY
)	
JAMES E. HOFFMAN and JO L.)	
HOFFMAN, husband and wife,)	
)	
Defendants.)	

This matter having come before the Court on the stipulation of the parties hereto, and the Court being otherwise fully advised on the premises, hereby Orders, Adjudges and Decrees as follows as relates to the real property respectively owned by Plaintiff Robert McDannell Brown, a married person dealing with his sole and separate property, and Defendants James E. Hoffman and Jo L. Hoffman, husband and wife:

1. Plaintiff Robert McDannell Brown is owner of that certain real property situated in Skamania County, Washington, and more particularly described in the attached Exhibit "A", hereinafter "Brown Property".

2. James E. Hoffman and Jo L. Hoffman are owners of that certain real property situated in Skamania County, Washington, and more particularly described in the attached Exhibit "B", hereinafter "Hoffman Property".

3. The Brown Property and Hoffman Property share a common boundary, with the

Brown Property adjoining the Hoffman Property at the west and the Hoffman Property adjoining the Brown Property at the east.

4. The boundary line between the Brown Property and the Hoffman Property shall be, and is ordered to be, as set forth in the attached Exhibit "C".

Fee simple title in and to those lands and premises lying easterly and northerly of said boundary line as described is hereby quieted, established and confirmed in Robert McDannell Brown and for such an area as described in attached Exhibit "D". Fee simple title in and to those lands and premises westerly and southerly of said boundary line as described is hereby quieted, established and confirmed in James E. Hoffman and Jo L. Hoffman and for such an area as described in attached Exhibit "E".

5. Robert McDannell Brown, for himself, his heirs and assigns, are hereby forever barred from having or asserting any right, title, estate, lien or interest in the real property lying westerly and southerly of the described boundary line. James E. Hoffman and Jo L. Hoffman, for themselves, their heirs and assigns, are hereby forever barred from having or asserting any right, title, estate, lien or interest in the real property lying easterly and northerly of the described boundary line.

6. Robert McDannell Brown, for himself, his heirs and assigns, hereby releases any right of first refusal to purchase the real property of the Defendants as may otherwise have been granted to him.


SO ORDERED this ____ day of _____, 2020.

6-19-2020

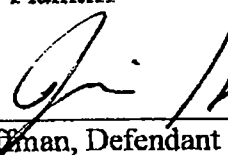


Judge Randall C. Krog

Presented by:



Shawn R. MacPherson, WSBA #22842
430 NE Everett Street
Camas, WA 98607
(360) 834-4611
Attorneys for Plaintiff



James E. Hoffman, Defendant



Jo L. Hoffman, Defendant

EXHIBIT "A"

County of Skamania, State of Washington

A tract of land located in the North half of the North half (N-1/2 N-1/2) of Section 4, Township 1 North, Range 5 E.W.M., and in the South half of the South half (S-1/2 S-1/2) of Section 33, Township 2 North, Range 5 E.W.M., described as follows:

Beginning at a point 13.31 chains north of the southeast corner of the W 2/3 of the N-1/2 of the N-1/2 of the said Section 4; thence north to the northeast corner of the W 2/3 of the S-1/2 of the S-1/2 of the said Section 33; thence west 2,017.62 feet; thence south 26.26 chains to the point due west of the point of beginning; thence east to the point of beginning; and all that portion of the South half of the Southeast quarter (S-1/2 SE-1/4) of the said Section 33 lying westerly of County Road No. 1213 not included in the above described tract;

EXCEPT that portion of the south half of the southeast quarter (S-1/2 SE-1/4) of said Section 33 lying easterly of said road. EXCEPT portions thereof previously conveyed to Grantee.

SUBJECT TO:

- (a) Easements of record including easements acquired by El Paso Natural Gas Company, by Public Utility District No. 1 of Skamania County, and by Edwin Dexter for a water pipeline and reservoir; and
- (b) Easements and rights of way for public roads and a private right of way granted to Amos J. Bratcher.

EXHIBIT "B"

THE WEST TWO-THIRDS OF THE NORTH HALF OF THE NORTH HALF (W2/3 N1/2 N1/2) OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN AND THE WEST TWO-THIRDS OF THE SOUTH HALF OF THE SOUTH HALF (W2/3 S1/2 S1/2) OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 13.31 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE WEST TWO-THIRDS OF THE NORTH HALF OF THE NORTH HALF OF THE SAID SECTION 4; THENCE NORTH TO THE NORTHEAST CORNER OF THE WEST TWO-THIRDS OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 33; THENCE WEST 2017.62 FEET; THENCE SOUTH 28.26 CHAINS TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST TWO-THIRDS OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 4; THENCE NORTH 13.31 CHAINS; THENCE WEST 20.16 CHAINS; THENCE SOUTH 13.31 CHAINS; THENCE EAST 20.16 CHAINS TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SAID SECTION 33; THENCE SOUTH 21.16 CHAINS; THENCE EAST 7.95 CHAINS; THENCE NORTH 21.16 CHAINS TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SAID SECTION 33; THENCE WEST TO THE POINT OF BEGINNING.

BOUNDARY LINE ADJUSTMENT
LOCATED IN THE

LOCATED IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 33,
T.2N., R.5E., W.M.

THE NE 1/4 OF THE NW 1/4 OF SECTION 4,
T.1N., R.5W., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

RECORD OF SURVEY
A.F.N. 2015000831

84575 40 UZ L 20-40, 151
PASTS OF BEARING

SEE SLICK

PARCEL NO.
026535623 P0004

ALTA 20160604-11

SPECIAL STATUTORY WARRANTY BOND
A.F.N. 25121621R

FOR REVIEW
PLOTTED: 2/13/2020
SAVED: 2/13/2020

PLOTTED: 2/13/2020
 SAVED: 2/13/2020

1-800-368-5868

SOUTHEAST CORNER
OF THE WEST 2/3
N 1/2 OF N 1/2 SEC. 6
T2N. A.F.N. 201700000

EXHIBIT C
PAGE 1 OF 2

NARRATIVE

[illegible]

LEGEND

- SET 3/8" X 20" BEARING WITH 1 1/4" RED PLASTIC CAP (CA DESIGNER W443449)
- FLOOR MOUNTED AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MOUNTED

REFERENCED IDEAS

SPECIAL STATUTORY WARRANTY DEED, A.F.N. 201702189
DIST CLAM DEED A.F.N. 201800643

REFERENCES

R1. SURVEY PERFORMED BY PROCTOR SURVEYING & ENGINEERING, INC. FOR JAMES AND JO HOFFMAN, RECORDED MAY 8, 2013, A/F.N. 2013000831

R2. SURVEY PERFORMED BY P.L.S. ENGINEERING, RECORDED MAY, 2017. A.F.N. 2017000818

PROCEDURES

A COMPARISON OF THOMSON R10 GPS UNITS AND A COMBINATION OF THOMSON R10 GPS UNITS AND A TSC2 STATION AND A TSC2 DATA COLLECTOR. NO ADJUSTMENT MADE. KEYS: HANDBOOK STANDARDS AS DESIGNATED IN MAC 102-130-070

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF HOWARD BROWN, JANUARY 2000.

AUDITOR'S CERTIFICATION

FIELD FOR RECORD THIS _____ DAY OF _____ 1922
AT _____ IN BOOK _____ OF SURVEY'S PAGE _____ AT THE
REQUEST OF MEMBERS J. SANDOVAL, REGISTERED LAND SURVEYOR,
NO. 41346.

FOUND MONUMENT INFORMATION

(250) BRASS CAP IN CONCRETE INDICATING AS SHOWN IN A.P. 2015000631. HOLE FOR SOUTHWEST CORNER SECTION 1.

(251) 5/8" ROD WITH O.P.C. STUCCOED. "25087". A.P. 2015000631. HOLE FOR POINT ON SECTION LINE.

(252) 3/8" ROD AND WITH O.P.C. STUCCOED. "25087". A.P. 2015000631. HOLE FOR POINT ON SECTION LINE.



Klein & Associates, Inc.

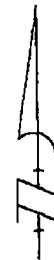
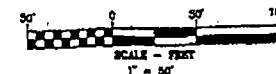
CLARENCE D. BURNETT, JR.
141 136 Street Road, CR 873A
TEL 341-284-4152 FAX 341-284-2515

SHEET 1 of 2
WILLIAMS BRIDGES
BRADLEY COUNTY, KENTUCKY

1/4	SEC	T.	R.
88	33	2N	5E
88	04	1N	5E

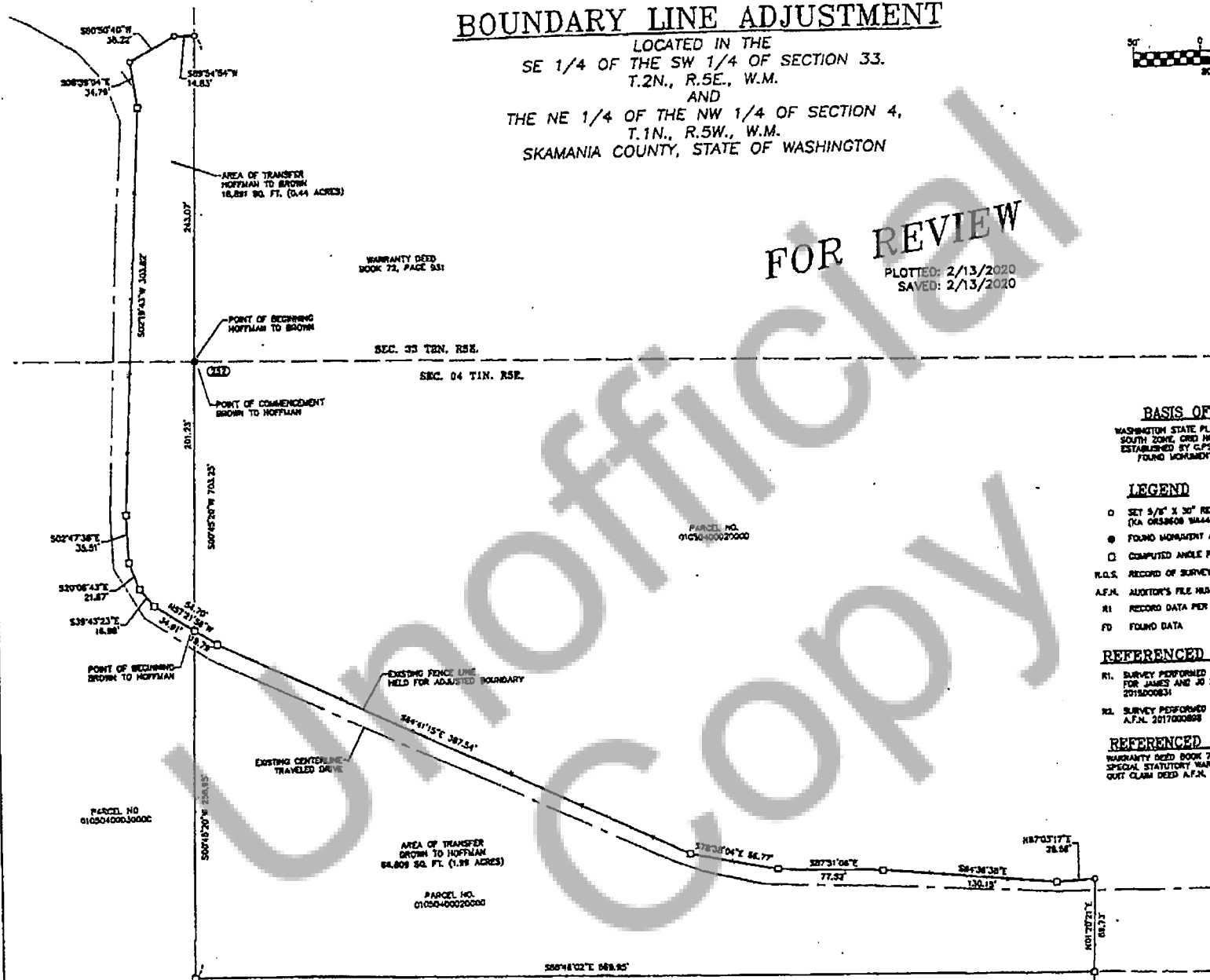
BOUNDARY LINE ADJUSTMENT

LOCATED IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 33.
T.2N., R.5E., W.M.
AND
THE NE 1/4 OF THE NW 1/4 OF SECTION 4,
T.1N., R.5W., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



FOR REVIEW

PLOTTED: 2/13/2020
SAVED: 2/13/2020



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY GPS OBSERVATION BETWEEN
FOUND MONUMENT POINTS 250 & 252

LEGEND

- SET 5/8" X 30" REBAR WITH 1/4" RED PLASTIC CAP (KA 0838608 WA44348)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.L.S. RECORD OF SURVEY
- A.F.M. ALLOTOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY PIONEER SURVEYING & ENGINEERING, INC. FOR JAMES AND JO HOFFMAN, RECORDED MAY 8, 2013. A.F.M. 201300831
- R2. SURVEY PERFORMED BY PLS ENGINEERING RECORDED MAY, 2017. A.F.M. 2017000889

REFERENCED DEEDS

WARRANTY DEED BOOK 72, PAGE 531
SPECIAL STATUTORY WARRANTY DEED, A.F.M. 2012182109
QUIT CLAIM DEED A.F.M. 2018000548



KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1011 15th Street, Hood River, OR 97031
TEL: 541-328-9322 FAX: 541-328-2915

SHEET 2 OF 2
WILLAMETTE DEEDMAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
33	2N.	5E.	
04	1N.	5E.	

SURVEY PERFORMED FOR:
HOFFMAN AND BROWN
DATE OF MONUMENT: FEBRUARY, 2020
PROJECT: 20-01-23 DRAFT: AOS
FILE: 200123BLA.DWG LAYOUT TASH WA SURVEY

MELEN & ASSOCIATES MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACCQUESCENCE

OWNER
HOFFMAN & BROWN

EXHIBIT
PAGE 2 OF 2

Legal Description

Area of Transfer: Hoffman to Brown

A tract of land being a portion of Southeast 1/4 of the Southwest 1/4, Section 33, Township 2 North, Range 5 East, Willamette Meridian and a portion of the Northeast 1/4 of the Northwest 1/4, Section 4, Township 1 North, Range 5 East, Willamette Meridian, said tract of land being more particularly described as follows:

Beginning at a point on the South line of Section 33, Township 2 North, Range 5 East, Willamette Meridian. Said point being a 5/8" rebar with Orange Plastic Cap stamped "42687" set in record of survey by Pioneer Surveying & Engineering, Inc. recorded in Auditors File Number 2015000831 of Skamania county records, Said point is located South 88°48'02" East, 1516.50 feet from the Southwest corner of said Section 33;

Thence, North 00°45'20" East, along the west line of that certain tract of land described in Warranty deed recorded in book 72, Page 931 of Skamania County records, as surveyed and shown in said Auditors File Number 2015000831, a distance of 243.07 feet to 5/8" Rebar with Red Plastic Cap, stamped "WA 44349";

Thence, South 89°54'54" West, 14.83 feet to a 5/8" Rebar with Red Plastic Cap, stamped "WA 44349";

Thence, South 60°50'40" West, 38.22 feet, to a 5/8" Rebar with Red Plastic Cap, stamped "WA 44349";

Thence, South 08°39'04" East, 34.79 feet to a point on an existing fence line;

Thence, southerly along said existing fence line the following five (5) courses;

1.) South 02°19'43" West, 303.82 feet.

2.) South 02°47'38" East, 35.51 feet.

3.) South 20°06'43" East, 21.67 feet.

4.) South 39°43'23" East, 16.98 feet.

5.) South 57°21'56" East, 34.91 feet to a point on the east line a tract of land described in Special Warranty Deed, recorded in Auditors File Number 2012182189, said line also being the west line of said tract described in Warranty deed recorded in book 72, Page 931 of Skamania County records.

Thence, North 00°45'30" along the said east line that tract of land described in Special Warranty Deed, recorded in Auditors File Number 2012182189, a distance of 201.23 feet back to the Point of Beginning.

Containing 19,640 Sq. Ft. or 0.45 acres more or less.

Legal Description

Area of Transfer: Brown to Hoffman

A tract of land being a portion of the Northeast 1/4 of the Northwest 1/4, Section 4, Township 1 North, Range 5 East, Willamette Meridian, said tract of land being more particularly described as follows:

Commencing at a point on the South line of Section 33, Township 2 North, Range 5 East, Willamette Meridian. Said point being a 5/8" rebar with Orange Plastic Cap stamped "42687" set in record of survey by Pioneer Surveying & Engineering, Inc. recorded in Auditors File Number 2015000831 of Skamania county records, Said point is located South 88°48'02" East, 1516.50 feet from the Southwest corner of said Section 33; Thence, South 00°45'20" West, along the east line a tract of land described in Special Warranty Deed, recorded in Auditors File Number 2012182189, said line also being the west line of said tract described in Warranty deed recorded in book 72, Page 931 of Skamania County records, a distance of 201.23 feet to a point on an existing fence line, and the **Point of Beginning** of the this description.

Thence, southeasterly along an existing fence line the following six (6) courses;

- 1.) South 57°21'56" East, 19.79 feet.
- 2.) South 64°41'15" East, 387.54 feet.
- 3.) South 78°38'04" East, 66.77 feet.
- 4.) South 87°51'06" East, 77.52 feet.
- 5.) South 84°36'38" East, 130.15 feet.
- 6.) North 87°03'17" East, 28.59 feet, to a 5/8" Rebar with Red Plastic Cap, stamped "WA 44349"; said point set on the northerly extension of the east line of that certain tract of land described in Special Statutory Warranty Deed, recorded in Auditors File Number 2012182189 Skamania County records.

Thence, South 01°20'21" West, along said east line of that certain tract of land described in Special Statutory Warranty Deed, Auditors File Number 2012182189, a distance of 69.73 feet to the Eastern most Northeast corner of said tract of land;

Thence, North 88°48'02" West, along the Eastern most Northeast line of last said tract of land a distance of 669.95 feet to the southwest corner of said tract described in Warranty deed recorded in book 72, Page 931 of Skamania County records;

Thence, North 00°45'20" East, along the east line of said tract described in Warranty deed recorded in book 72, Page 931 of Skamania County records, a distance of 258.95 feet, back to the **Point of Beginning**.

Containing 86,869 Sq. Ft. or 1.99 acres more or less.

Wednesday, June 24, 2020

Time: 14:03:41 PST

Digitally Certified By: Paula Diaz, Deputy Clerk, Skamania, Washington State

I, Grace Cross Skamania County Clerk

and ex-officio clerk of the

Skamania County Superior Court

in the State of Washington, certify that the

document SerialID: 02XXXXX206241119327XX1631668738 containing 9 pages that was transmitted is a true and correct copy of the original that is of record in my office and that this image of the original has been transmitted pursuant to statutory authority under RCW 5.52.050. In Testimony whereof, I have electronically certified and attached the Seal of said Court on this date.

Grace Cross
County Clerk

Paula W. Seaman

Paula Diaz

Wednesday, June 24, 2020



Date: _____

Instructions to recipient:

If you wish to verify the authenticity of the certified document that was transmitted electronically by the Court, Sign on to www.ClerkePass.com, and Login As "User" & enter . If you want to present this document to others, please ask them to Register & Login as "Viewer". The copy associated with this number will be displayed by the Court.