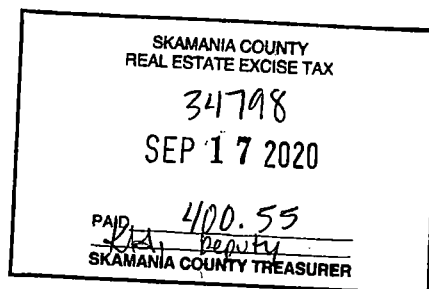




RETURN RECORDED DOCUMENT TO:
Carolyn A. Simms, Attorney, PLLC
PO Box 169
Washougal, WA 98671



**QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT**

Parties: Philip Kirkpatrick, (hereinafter "Kirkpatrick")
Steven L. Hickey and Kelli R. Hickey, (hereinafter "Hickey")

**Abbreviated
Legal Descriptions:** NW ¼ SEC 9 T1N R5EWM & W ½ NE ¼ NW ¼ SEC 9 T1N
R5EWM

Assessor's Tax Parcels: 01050900040000 & 01050900040200 *Lm 9/17/2020*

Prior Document:

PARTIES: PHILIP KIRKPATRICK, (hereinafter "Kirkpatrick"); and
STEVEN L. HICKEY & KELLI R. HICKEY,
(hereinafter collectively "Hickey").

RECITALS:

Kirkpatrick owns certain real property commonly known as 2491 Canyon Creek Road, Washougal, Skamania County, Washington 98671, Tax Acct. No. 01050900040000, and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Kirkpatrick Property").

Hickey owns certain real property commonly known as 2421 Canyon Creek Road, Washougal, Skamania County, Washington 98671, Tax Acct. No. 01050900040200, and legally described in **Exhibit "B"** attached hereto and incorporated herein (the "Hickey Property").

The Kirkpatrick Property and the Hickey Property are adjoining parcels. The parties desire to enter into a Boundary Line Adjustment (BLA) and Deed to transfer the Kirkpatrick property to the Hickey property. The parties acknowledge that Kirkpatrick has a mortgage attached to the property being conveyed and desire to have that portion being conveyed via the BLA and Deed excluded from said mortgage. Kirkpatrick agrees to work with the lender to exclude the property being conveyed to Hickey from said mortgage.

The parties agree to consideration for this BLA in the amount of \$29,300 to square up the property, pursuant to WAC 458-61A-109(2)(a)(v).

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

AGREEMENT:

1. Kirkpatrick hereby conveys and quitclaims to Hickey all of Kirkpatrick's interest, including any after-acquired interest, in that portion of the Kirkpatrick Property as shown in **Exhibit "C"** attached hereto and incorporated herein.

2. The new legal description for the Kirkpatrick Property is contained in **Exhibit "D"** attached hereto and incorporated herein.


3. The new legal description for the Hickey Property is contained in **Exhibit "E"** attached hereto and incorporated herein.

4. The parties' common boundary line, as adjusted by this BLA, is depicted in **Exhibit "F"** attached hereto and incorporated herein.


5. This BLA is not intended to create an additional parcel, and is therefore is in compliance with RCW Section 58.17.040. The property described in this BLA cannot be segregated and sold without conforming to both state and local laws.

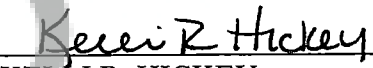
IN WITNESS HEREOF THE PARTIES EXECUTE THIS BLA & QCD:

KIRKPATRICK:



PHILIP KIRKPATRICK
Date: 8/21/20

HICKEY:


STEVEN L. HICKEY
Date: 8/21/20


KELLI R. HICKEY
Date: 8/21/20

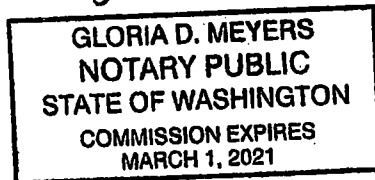
Attest to said transfer:


THERESA KIRKPATRICK, Spouse
Date: 8/21/20

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that PHILIP KIRKPATRICK is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 21, 2020

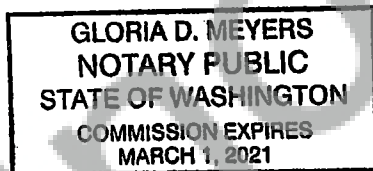


Gloria D. Meyers
NOTARY PUBLIC in and for the State of Washington,
residing at Washougal
My appointment expires: 3-1-2021

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that THERESA KIRKPATRICK 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: August 21, 2020

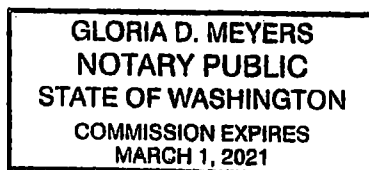


Gloria D. Meyers
NOTARY PUBLIC in and for the State of Washington,
residing at Washougal
My appointment expires: 3-1-2021

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that that STEVEN L. HICKEY and KELLI R. HICKEY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 21, 2020



Gloria D. Meyers
NOTARY PUBLIC in and for the State of Washington,
residing at Washougal
My appointment expires: 3-1-2021

EXHIBIT A
Kirkpatrick Property

Original Legal for Parcel No. 01050900040000 Per Quit Claim Deed Book 196, Page 156

A tract of land in the Northwest quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the northwest corner of said Section 9; thence South along the Section line 40 Rods; thence East 80 Rods to the East line of the Northwest quarter of the Northwest quarter of the said Section 9; thence North 40 Rods to the North line of the said section 9; thence West 80 Rods to the Point of Beginning;

Except that portion thereof conveyed to Ruth B. Rice by Deed dated August 31, 1931 described as follows:

Beginning at an iron pipe 158 feet South of the Northwest Corner of the Said Section 9; thence South 50 feet; thence North 46° East 154 feet to an Iron Pipe; thence Northwesterly 50 feet to an Iron Pipe; thence South 46° West 139 feet to the Point of Beginning; AND except the East 330 feet of the North 660 feet of the Northwest quarter of the Northwest quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120.

Also Except that portion conveyed to State of Washington by instrument Recorded in Book 27, Page 48

EXHIBIT B
Hickey Property

Original Legal for Parcel No. 01050900040200 Per Deed of Trust A.F.N. 2005156821 Book 196, Page 156.

Lying and being located in the unincorporated area, County of Skamania, State of Washington; All that certain parcel or tract of land known as:

The East 330 feet of the North 660 feet of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120 formerly secondary State Highway No. 8-B

EXHIBIT C
Property Transferred Kirkpatrick to Hickey

Area of transfer

Excepting:

The East 311.73 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120. Being contiguous with the West line of the East 330 feet of the North 660 feet of the northwest Quarter of the Northwest Quarter.

Containing 3.27 acres More or Less

Planning Department - BLA Approved By:

[Signature] 9/17/20

Skamania County Assessor

Date 9-17-20 Parcel# 01050900040200

[Signature]

EXHIBIT D
Kirkpatrick Property

New Legal for Parcel No. 01050900040000 After BLA Transfer:

A tract of land in the Northwest quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the northwest corner of said Section 9; thence South along the Section line 40 Rods; thence East 80 Rods to the East line of the Northwest quarter of the Northwest quarter of the said Section 9; thence North 40 Rods to the North line of the said section 9; thence West 80 Rods to the Point of Beginning;

Except that portion thereof conveyed to Ruth B. Rice by Deed dated August 31, 1931 described as follows:

Beginning at an iron pipe 158 feet South of the Northwest Corner of the Said Section 9; thence South 50 feet; thence North 46° East 154 feet to an Iron Pipe; thence Northwesterly 50 feet to an Iron Pipe; thence South 46° West 139 feet to the Point of Beginning; AND except the East 330 feet of the North 660 feet of the Northwest quarter of the Northwest quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120.

Also, Except that portion conveyed to State of Washington by instrument Recorded in Book 27, Page 48

Also, Except that portion conveyed to Steven and Kelli Hickey by Deed dated August 21, 2020 described as follows:

The East 311.73 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120. Being contiguous with the West line of the East 330 feet of the North 660 feet of the northwest Quarter of the Northwest Quarter.

Containing 3.27 acres More or Less

Planning Department - BLA Approved By:

[Signature] 9/17/20

Skamania County Assessor

Date 9.17.20 Parcel# 01050900040000
ym

EXHIBIT E
Hickey Property

New Legal for Parcel No. 01050900040200 After BLA Transfer:

Lying and being located in the unincorporated area, County of Skamania, State of Washington; All that certain parcel or tract of land known as:

The East 330 feet of the North 660 feet of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120 formerly secondary State Highway No. 8-B

TOGETHER WITH:

The East 311.73 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Lying Southerly of State Road 120 being contiguous with the West line of the East 330 feet of the North 660 feet of the Northwest Quarter of the Northwest Quarter.

Containing 3.27 acres More or Less

Planning Department - BLA Approved By:

[Signature] 9/17/20

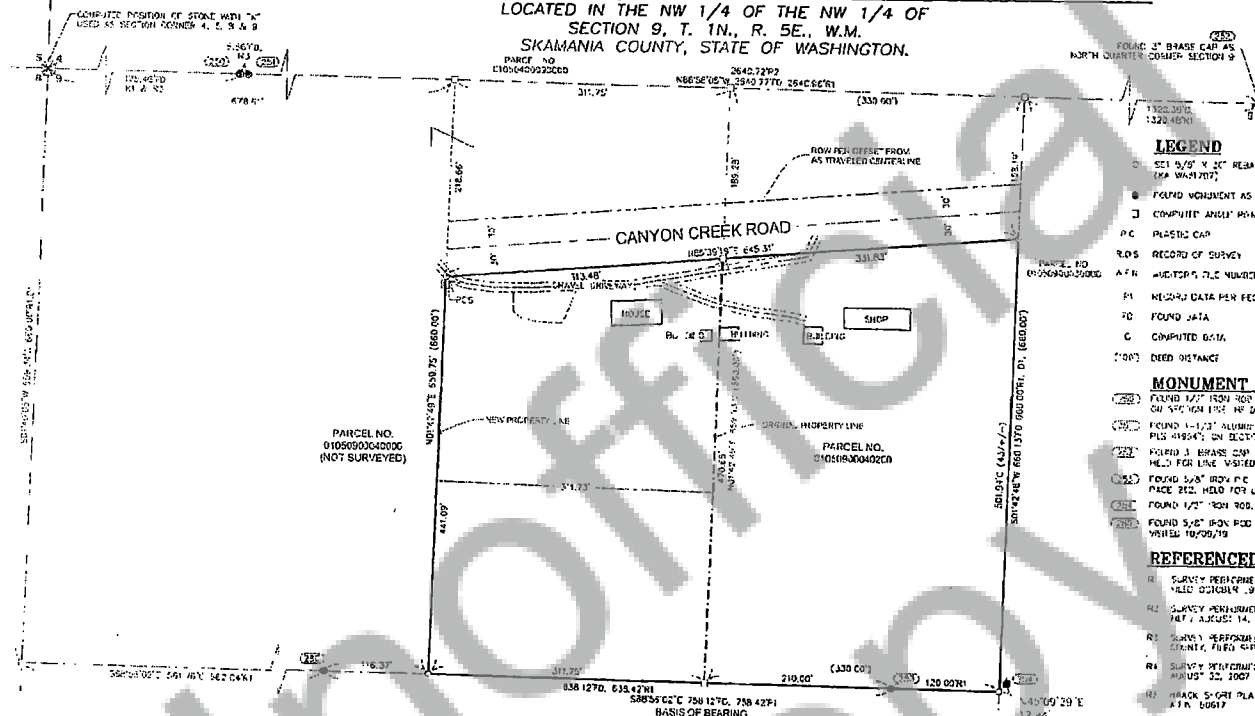
Skamania County Assessor

Date 4-17-20 Parcel# 01050900040200

Ym

EXHIBIT F

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 9, T. 1N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.



NARRATIVE

[illegible]

AREA NOTE:

PAGE	ORIGINAL AREA	NEW AREA
01050900740200	3.69 ACRES	5.85 ACRES
01050900000000	10.42 ACRES	12.10 ACRES

SURVEY PERFORMED FOR
STEVEN HUCKEY
DATE OF MEASUREMENT OCTOBER 20, 1999
PROJECT 15-09-04 DRAFT 02
FILE: 15004PROJ.DWG LAYOUT TAB: 04 SURVEY

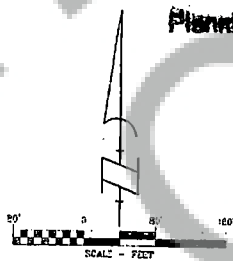
OWNER

STEVEN L. & KELLI R. HICKS*

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE

Planning Department - BLA Approved By:

9/17/20



BASIS OF BEARINGS

WASHINGTON STATE FLARE COORDINATES SYSTEM
SOUTH TONE, GRID NORTH: GROUND DISTANCE ESTABLISHED
BY GPS OBSERVATION BETWEEN POINTS 253-260



KARY
Kear & Associates, Inc.
ENGINEERS, ARCHITECTS, INTERIORS, PLANNERS

LEGEND

- Q SET 5/8" X 3/4" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (SEE WASH 207)
- Q FOUND WORMHOLE AS NOTED IN ESSOR-PROBES
- Q COMPUTED ANGULAR POINT, NOT WORMHOLE
- P/C PLASTIC CAP
- R/S RECORD OF SURVEY
- A/R INDICATES T.W.C. NUMBER
- S1 MEASURED DATA PER RECORD OF SURVEY E.O.
- T/D FOUND DATA
- C COMPUTED DATA
- F/D DEED DISTANCE

MONUMENT INFORMATION

- FOUND 1/2" IRON ROD WITH P.C. STAMPED "BEECHAM W12".
 ON 5/2" DIA. HOLE IN FLOOR JOIST. VISITED 12/26/15
- FOUND 1-1 1/2" ALUMINUM BAR STAMPED "SICHMAN CO. INC.
 P.O. BOX 419547, ON BLOOMINGTON, ILL. P.O. BOX LINE VISITED 10/06/15
- FOUND 3 BRASS CANS ON P.C. STAMPED "THE CORNER SECTION B".
 1 1/2" DIA. HOLE IN FLOOR JOIST. VISITED 12/26/15
- FOUND 3/8" IRON P.C. STAMPED "GALVESTON". PER DOW 1".
 PACE 212. HOLE FOR LINE VISIT 12/26/15
- FOUND 1/2" IRON ROD, NO CAP. HOLE 1/2" DIA. VISITED 12/26/15
- FOUND 5/8" IRON ROD 4" DIA. BRU-GAL. HOLE FOR LINE
 VISITED 12/26/15

REFERENCED SURVEYS

- [illegible]

REFERENCED DEEDS

- 21 DEED OF TRUST A/FN 200515282
STANTCHEY WARRAN DEED BOOK 302 PAGE 401-404,
A/FN 130050,
UNIT CLAIM DEED, BOOK 176, PAGE 156-157, A/FN 127259

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
ON JUNE 10, 1967 UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF S. E. HILL, JR., DETROIT, MICH.

AUDITOR'S CERTIFICATE

FILED FOR RECORD IN 9 DAY OF 10th
A. M. IN 2004 OF SURVEY PAGE A. 1-5
REQUEST OF CRAIG V. CONNELL, REGISTERED LAND SURVEYOR, NO. 31767.

COMPTROLLER

SHEET 1 OF 1
AND NEARBY NEIGHBORHOOD
SKAGWAY, COUNTY, ALASKA

1/4	SEC	T	R
<u>E</u>	<u>9</u>	<u>IN.</u>	<u>SE.</u>

EXHIBIT F