



**WHEN RECORDED RETURN TO:**

Bell Design Company  
PO Box 308 900 W. Stewart St.  
Bingen WA, 98605

**DOCUMENT TITLE(S)**

Quit Claim Deed - Rerecord

**REFERENCE NUMBER(S)** of Documents assigned or released:

2020 -003002

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

Jay T. Hafford and Theo D. Hafford

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

Jay T. Hafford and Theo D. Hafford

☐ Additional names on page \_\_\_\_ of document.

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

1man Loop Short plat , sec 35 T3N R7E .W.M.

☐ Complete legal on page \_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

03073544081100 and 0307<sup>JR</sup>3544081200

☐ Additional parcel numbers on page \_\_\_\_ of document.

2m 11/3/2020

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.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

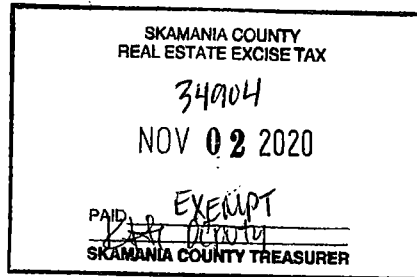
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NOV 03 2020

PAID EXEMPT  
SKAMANIA COUNTY TREASURER

**AFTER RECORDING MAIL TO:**

Jay & Theo Hafford  
574 H St. Road  
Lynden, WA 98264



**Quit Claim Deed  
Boundary Line Adjustment**

THE GRANTORS, Jay T. Hafford and Theo D. Hafford, husband and wife, owners of Lots 3 and 4 of the Iman Loop Short Plat recorded in Auditor's File No. 2006160461, Parcel Numbers 03073544081100 and 030753544081200, in consideration of adjusting the boundary line between two adjoining lots located in Section 35, Township 3 North, Range 7 East, Willamette Meridian, hereby convey and quit claim to the GRANTEES, Jay T. Hafford and Theo D. Hafford, husband and wife, 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, and agree that the legal descriptions of the adjusted parcels are as follows:

**See attached legal description of boundary line adjustment Lot A, formerly Lot 4 of the Iman Loop Short Plat;**

**See attached legal description of boundary line adjustment Lot B, formerly Lot 3 of the Iman Loop Short Plat.**

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: 03-07-35-44-0811/00, 03-07-35-44-0812/00

11/3/2020 4/2/2020  
Jm 9/28/2020

Dated and witnessed this 23 day of Sept, 2020

Theo D Hafford  
Jay T. Hafford

NOTARY PUBLIC

State of Washington

County of Klickitat

On this 23<sup>rd</sup> day of September, 2020, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Jay T. & Theo D. Hafford 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.



Denise M. Bell  
Notary Public in and for the State of  
Washington  
My appointment expires Feb. 17, 2022

LOT A

A tract of land in Section 35, Township 3 North, Range 7 East, Willamette Meridian, City of Stevenson, Washington.

Commencing at a point on the North Right-of-Way of Loop Road, also being the Southernmost common corner of Lot 2 and Lot 3 of the Iman Loop Short Plat, recorded under Auditor File Number 2006160461;

Thence Northerly along the common line of Lot 2 and Lot 3 North 05°32'04" West, a distance of 150.90 feet;

Thence along the North boundary of said Short Plat the following courses;

North 89°12'20" West, a distance of 435.06 feet;

thence North 02°33'32" West, a distance of 125.12 feet;

thence South 68°01'18" West, a distance of 343.37 feet to the Point of Beginning;

Thence South 08°48'10" East, a distance of 151.57 feet;

thence South 49°47'19" East, a distance of 164.06 feet to a point on the North Right-of-Way of Loop road and the beginning of a curve concave to the southeast having a radius of 730.00 feet and a central angle of 10°27'11" and being subtended by a chord which bears South 53°35'48" West 133.00 feet; thence along said Right-of-Way southwesterly along said curve, a distance of 133.18 feet;

thence South 48°22'13" West tangent to said curve, a distance of 174.81 feet to the beginning of a curve tangent to said line;

thence southwesterly a distance of 88.42 feet along the curve concave to the northwest, having a radius of 470.00 feet and a central angle of 10°46'43" and being subtended by a chord which bears South 53°45'34" West, a distance of 88.29 feet;

thence North 30°51'05" West, a distance of 10.00 feet to the beginning of a curve concave to the north having a radius of 460.00 feet and a central angle of 18°26'53" and being subtended by a chord which bears South 68°22'22" West, a distance of 147.47 feet; thence southwesterly along said curve, a distance of 148.11 feet;

thence North 02°03'53" West, a distance of 531.57 feet;

thence South 33°38'20" East, a distance of 125.68 feet;

thence South 59°59'21" East, a distance of 88.00 feet;

thence North 60°14'07" East, a distance of 119.83 feet;

thence North 34°00'25" East, a distance of 128.65 feet to the Point of Beginning.

Containing 3.12 Acres, more or less.

Skamania County Assessor

~~11-2-2020~~

Date: ~~9-28-20~~ Parcel# 03073544081200

~~11-3-2020~~

*JW*

**This boundary line adjustment is exempt  
from City and State planning regulations as  
provided by RCW 58.17.040(6).**

*[Signature]*  
Stevenson Planning Administrator

LOT B

A tract of land in Section 35, Township 3 North, Range 7 East, Willamette Meridian, City of Stevenson, Washington.

Beginning at a point on the North Right-of-Way of Loop Road, also being the Southernmost common corner of Lot 2 and Lot 3 of the Iman Loop Short Plat, recorded under Auditor File Number 2006160461;

Thence Northerly along the common line of Lot 2 and Lot 3 North  $05^{\circ}32'04''$  West, a distance of 150.90 feet;

Thence along the North boundary of said Short Plat the following courses;

North  $89^{\circ}12'20''$  West, a distance of 435.06 feet;  
thence North  $02^{\circ}33'32''$  West, a distance of 125.12 feet;  
thence South  $68^{\circ}01'18''$  West, a distance of 343.37 feet;

thence leaving said boundary South  $08^{\circ}48'10''$  East, a distance of 151.57 feet;

thence South  $49^{\circ}47'19''$  East, a distance of 164.06 feet to a point on the North Right-of-Way of Loop road and a point of cusp on a curve concave to the southeast having a radius of 730.00 feet and a central angle of  $16^{\circ}39'01''$  and being subtended by a chord which bears North  $67^{\circ}08'54''$  East, a distance of 211.39 feet; thence continuing along said Right-of-Way, easterly along said curve, a distance of 212.14 feet to a point of cusp;

thence North  $14^{\circ}31'35''$  West, a distance of 10.00 feet to the beginning of a curve concave to the south having a radius of 740.00 feet and a central angle of  $15^{\circ}06'11''$  and being subtended by a chord which bears North  $83^{\circ}01'31''$  East 194.50 feet; thence easterly along said curve, a distance of 195.06 feet;

thence South  $89^{\circ}25'24''$  East tangent to said curve, a distance of 115.48 feet;  
thence South  $00^{\circ}34'36''$  West, a distance of 10.00 feet;  
thence South  $89^{\circ}25'24''$  East, a distance of 124.37 feet to the Point of Beginning.

Containing 3.47 Acres, more or less.

**This boundary line adjustment is exempt  
from City and State platting regulations as  
provided by RCW 58.17.040(6).**

Skamania County Assessor

4-2-2020

Date 9-28-20 Parcel# 0307354408100

11-3-2020

ym

Stevenson Planning Administrator



**City of Stevenson**  
**Official Decision**  
**7-6-2020**

**Hafford**  
**Boundary Line Adjustment**  
**(BLA2019-07)**

On January 17<sup>th</sup>, 2020, the City of Stevenson received a proposal from property owners along Iman Loop Road regarding the adjustment of the boundary line separating two properties owned by Jay Hafford & Theo Hafford (Tax Parcels 03-07-35-4-4-0811 and 03-07-35-4-4-0812).

The proposal is depicted in detail on the survey recorded at AFN 2020-002612.

**FINDINGS**

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval,
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;

**DECISION**

Based on these Findings and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2019-07), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision along with the deed used to further execute this adjustment. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

Ben Shumaker  
Community Development Director, City of Stevenson

