

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2020-003140

11/09/2020 02:58 PM

Request of: MARTIN, ELLIOTT AND SNELL PC



Until a change is requested, all tax statements shall be sent to the following address:

Jacob and Tiffany McKay
19310 Riverwood Lane
Lake Oswego, OR 97035

After recording return to:

Jacob and Tiffany McKay
19310 Riverwood Lane
Lake Oswego, OR 97035

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

34937

NOV 09 2020

PAID EXEMPT
KSA TPAH
SKAMANIA COUNTY TREASURER

QUITCLAIM DEED

Jacob D. McKay and Tiffany A. McKay, as joint tenants with the right of survivorship, Grantors, release and quitclaim to Jacob D. McKay and Tiffany A. McKay, as joint tenants with the right of survivorship, Grantees, all right, title, and interest in and to the following described real property situated in Skamania County, Washington, legally described as:

See Exhibit "A"

APN: a portion Assessor Parcel #: 04-07-15-0-0-0100-00 *2m 11/9/2020*

The purpose of this deed is to segregate 20 acre +/- parcel of land owned by the Grantor and Grantee; is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington Subdivision laws. The property described in this deed may be segregated and sold if exempted under State Subdivision Law (RCW 58.17.040) and County Subdivision Law (SCC 17.04.010).

DATED this 1 day of NOVEMBER, 2020.

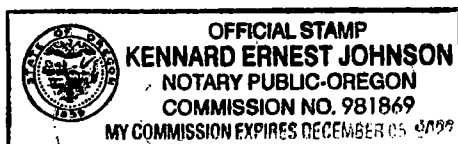
Jacob D. McKay

Tiffany A. McKay

STATE OF OREGON)

County of Mult) ss.

Personally appeared before me the above named Jacob D. McKay and Tiffany A. McKay, and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 12-6-22

Exhibit "A"

That portion of the East half of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of the Wind River Highway.

EXCEPTING THEREFROM the following:

Beginning at a point 2,030.1 feet South 00°22' West of Section Corner common to Sections 10, 11, 14 and 15, Township 4 North, Range 7 East of the Willamette Meridian, said point being an iron pipe set in Westerly boundary of county road right of way known as Leete Road; from said point thence West for a distance of 450.0 feet to an iron pipe; thence South 15°45' East for a distance of 1,281.1 feet to an iron pipe set in Northerly right of way boundary of Wind River Highway; thence South 57°09' East along Northerly right of way boundary of said Highway for a distance of 118.5 feet to an iron pipe set in intersection of State Highway Right of Way boundary and Westerly right of way boundary of Leete Road; thence Northerly along the West right of boundary of Leete Road for a distance of 1,299.4 feet more or less to a point of beginning.

ALSO EXCEPTING THEREFROM the following:

Being a portion of the Northwest quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington described as follows:

Thence South 00°46'08" West, along the West line of the Northeast quarter of Section 15, for a distance of 352.00 feet to the Point of Beginning;

Thence South 88°54'23" East, parallel with the North line of the Northeast quarter of Section 15, for a distance of 932.00 feet;

Thence South 00°46'08", parallel with the West line of the Northeast quarter of Section 15 for a distance of 192.04 feet, to the Easterly right-of-way line of that easement recorded under Book 119 of Deeds, Page 947, Skamania County Auditors records;

Thence South 41°49'04" West, along said Easterly right-of-way line for a distance of 645.17 feet to an angle point in said right-of-way line;

Thence South 07°23'19" West, along said Easterly right-of-way line for a distance of 775.18 feet to another angle point in said right-of-way line;

Thence South 08°11'27" West, along said Easterly right-of-way line for a distance of 101.50 feet to the centerline of Wind River Highway;

Thence North 56°23'30" West, along the centerline of Wind River Highway for a distance of 306.36 feet;

Thence continuing along said centerline along the arc of a 1,432.40 foot radius curve to the right, through a central angle of 7°22'37" for an arc distance of 184.42 feet, the chord of which bears North 52°42'12" West for a distance of 184.30 feet to the West line of the Northeast quarter of Section 15;

Thence North 00°46'08" East, along said West line for a distance of 1,279.07 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following:

The segregated tract of land located in the northeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in Skamania County and State of Washington being more particularly described as follows:

Commencing at a 2-1/2" aluminum cap monumenting the northeast corner of said Section 15; thence South 00°12'50" West a distance of 2024.58 feet to a point, thence North 89°05'08" West a distance of 20.00 feet to a point on western right of way of Leete Road and the point of beginning of the following described tract.

Thence North 00°12'50" East a distance of 600.00 feet to a point; thence North 89°05'08" West a distance of 731.67 feet to a point, thence South 00°12'36" West a distance of 1020.42 feet; thence South 36°12'36" West a distance of 336.37 feet to a point on the northern right of way of Wind River Road; thence South 56°13'59" East a distance of 962.37 feet to a 5/8" iron rod; L.S.22330; thence North 14°52'51" West a distance of 511.40 feet to a point; thence North 14°52'49" West a distance of 7.00 feet to a 5/8" iron rod, L.S.43141; thence North 14°52'51" West a distance of 746.30 feet to a 5/8" iron rod; thence South 89°05'08" East a distance of 450.07 feet to a point 5/8" iron rod; thence South 89°05'08" East a distance of 6.55 feet.

ALSO EXCEPTING THEREFROM the following:

The segregated tract of land located in the northeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in Skamania County and State of Washington being more particularly described as follows:

Commencing at a 2-1/2" aluminum cap monumenting the northeast corner of said Section 15; thence South 00°12'50" West a distance of 1424.58 feet to a point; thence North 89°05'08" West a distance of 20.00 feet to a 5/8" iron rod, L.S. 43141 monumenting the northeast corner of Lot 3 of McKay Short Plat, SP-19-08 found on western right of way of Leete Road and the point of beginning of the following described tract.

Thence North 00°12'50" East a distance of 600.03 feet to a point; thence North 89°05'08" West a distance of 436.03 feet to a point; thence North 00°54'52" East a distance of 412.08 feet to a point; thence North 89°05'08" West a distance of 328.66 feet to a point; thence South 43°32'38" West a distance of 846.25 feet to a point; thence South 56°40'37" East a distance of 726.66 feet to the northwest corner of Lot 4 of said McKay Short Plat; thence South 89°05'08" East along the north line of said Lot 4 and Lot 3 of said McKay Short Plat a distance of 731.67 feet to the point of beginning.

Planning Department - Exemption over
20 acres approved by:

Oh-Pelt 11/3/20

Skamania County Assessor

Date 11-9-20 Parcel# 04071500010000
PTN JM