

Request of: LORENA HOLLIS



Return to:
Lorena Hollis
492 Szydlo Rd
Carson, WA 98610

Skamania County
Real Estate Excise Tax
35079
JAN 25 2021

Grantor: Lorena E. Hollis
Grantee: Lorena E. Hollis

PAID EXEMPT
Skamania County Treasurer
Michelle Marie DeGroot

Adjusted Tax Lot: 04070900040000
Abbreviated Legal Description: PTN NE4SW4 9-4-7

PTN OF
Adjusted Tax Lot: 04070900040000
Abbreviated Legal Description: SW4SE4, W2NW4SE4, NE4SW4, and SE4NW4 9-4-7

**QUIT CLAIM DEED
FIVE ACRE EXEMPT PARCEL**

The Grantor, Lorena E. Hollis, as owner of Tax Lot 04070900040000, for and in consideration of a five acre exempt parcel division, conveys and quit claims to the Grantee, Lorena E. Hollis, as owner of Tax Lot 04070900040000, all of the Grantors right, title and interest in that certain real property, situated in the County of Skamania, State of Washington, as described in Exhibit A and Exhibit B attached hereto and incorporated by reference herein.

The purpose of this deed is to create a five acre exempt parcel from parcels of land owned by Grantor. It is acknowledged that Skamania County provided no warranty that the parcel has been reviewed for buildability, water availability, sewer or access. Grantor and Grantee shall perform due diligence regarding ability to develop, obtain water, develop a septic system and access the parcel.

Dated this 25th day of January, 2021.

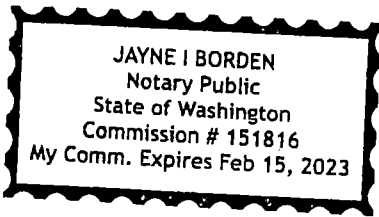
Skamania County
Community Development
One-time 5-acre Exemption
Approved by:
APL 01/25/2021

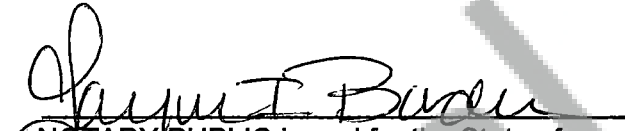
Lorena E. Hollis

Lorena E. Hollis – Grantor

STATE OF WASHINGTON
County of Skamania

On this 25th day of January, 2021, before me personally appeared Lorena E. Hollis, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that she executed it as her own free and voluntary act for the uses and purposes therein mentioned.




NOTARY PUBLIC in and for the State of
Washington, residing at Stevenson, WA
My appointment expires 02/15/2023

Unofficial Copy

Exhibit A

LEGAL DESCRIPTION FOR FIVE ACRE EXEMPT PARCEL FOR LORENA E. HOLLIS

ADJUSTED TAX LOT: 04070900040000

ABREVIATED LEGAL DESCRIPTION: PTN NE4SW4, 9-4-7

That portion of the Northeast quarter of the Southwest quarter of Section 9, Township 4 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Commencing at the northwest corner of said NE1/4 of the SW1/4 of section 9; thence S46°18'39"E 423.13' to a point 30.00' northeasterly, when measured at right angles, of the centerline of Szydlo Road, and the True point of beginning; thence S88°42'35"E 644.16'; thence S01°39'54"W 573.41' to a point 30.00' northeasterly, when measured at right angles, of the centerline of Szydlo Road; thence northwesterly and always 30.00' northeasterly of and parallel to said centerline of Szydlo Road the following courses and distances: Along a 780.00' radius curve to the left 70.82' the long chord which bears N79°31'07"W 70.80'; thence N82°07'11"W 86.05'; thence along a 160.00' radius curve to the right 167.35', the long chord which bears N52°09'21"W 159.82'; thence N22°11'31"W 134.63'; thence along a 630.00' radius curve to the left 314.26', the long chord which bears N36°28'57"W 311.01'; thence N50°46'22"W 142.65' to the true point of beginning. Containing 5.00 acres more or less.

TOGETHER WITH and SUBJECT TO an easement for ingress and egress over the existing road beginning at a point 69' north of the southeast corner of the above described tract of land; thence running in a northerly direction and ending at a point 112' west of the northeast corner of the above described tract of land. FURTHER SUBJECT TO Grantor's reservation of an easement to such water, as a 1.5-inch pipe will carry, from the well on said parcel; costs of maintaining said well shall be shared equally between the parties.

TOGETHER WITH and SUBJECT TO those easements, conditions and restrictions of record.

LEGAL DESCRIPTION FOR REMAINING TIMBERLAND FOR LORENA E. HOLLIS

PTN of

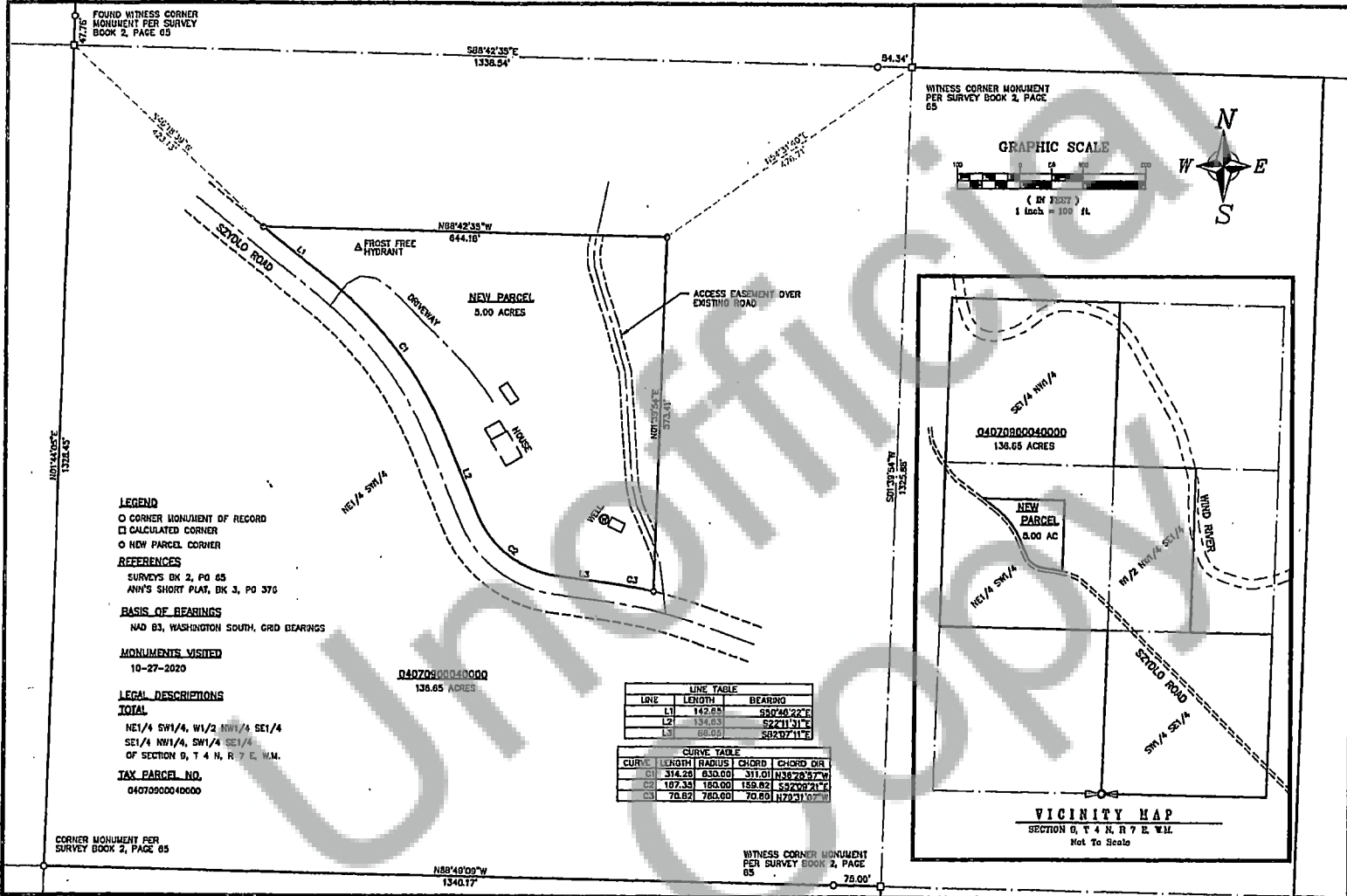
ADJUSTED TAX LOT: 04070900040000

ABREVIATED LEGAL DESCRIPTION: SW4SE4, W2NW4SE4, NE4SW4, and SE4NW4 9-4-7

The Southwest quarter of the Southeast quarter, the West half of the Northwest quarter of the Southeast quarter, the Northeast quarter of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 9, Township 4 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington.

EXCEPTING THEREFROM a 5.00 acre parcel, more or less, commencing at the northwest corner of said NE1/4 of the SW1/4 of section 9; thence S46°18'39"E 423.13' to a point 30.00' northeasterly, when measured at right angles, of the centerline of Szydlo Road, and the True point of beginning; thence S88°42'35"E 644.16'; thence S01°39'54"W 573.41' to a point 30.00' northeasterly, when measured at right angles, of the centerline of Szydlo Road; thence northwesterly and always 30.00' northeasterly of and parallel to said centerline of Szydlo Road the following courses and distances: Along a 780.00' radius curve to the left 70.82' the long chord which bears N79°31'07"W 70.80'; thence N82°07'11"W 86.05'; thence along a 160.00' radius curve to the right 167.35', the long chord which bears N52°09'21"W 159.82'; thence N22°11'31"W 134.63'; thence along a 630.00' radius curve to the left 314.26', the long chord which bears N36°28'57"W 311.01'; thence N50°46'22"W 142.65' to the true point of beginning. TOGETHER WITH an easement for ingress and egress over the existing road beginning at a point 69' north of the southeast corner of the above described tract of land; thence running in a northerly direction and ending at a point 112' west of the northeast corner of the above described tract of land, and TOGETHER WITH an easement to such water, as a 1.5-inch pipe will carry, from the well on said parcel; costs of maintaining said well shall be shared equally between the parties.

TOGETHER WITH and SUBJECT TO those easements, conditions and restrictions of record.



LEGEND
 ○ CORNER MONUMENT OF RECORD
 □ CALCULATED CORNER
 ○ NEW PARCEL CORNER

REFERENCES
 SURVEYS BK 2, PG 65
 AWH'S SHORT PLAT, BK 3, PG 376

BASIS OF BEARINGS
 NAD 83, WASHINGTON SOUTH, GRID BEARINGS

MONUMENTS VISITED
 10-27-2020

LEGAL DESCRIPTIONS
TOTAL
 NE1/4 SW1/4, W1/2 NW1/4 SE1/4
 SE1/4 NW1/4, SW1/4 SE1/4
 OF SECTION 09, T 4 N, R 7 E, W 11.

TAX PARCEL NO.
 04070900040000

LINE TABLE		
LINE	LENGTH	BEARING
L1	142.84	S50°40'22"E
L2	134.63	S22°11'31"E
L3	88.05	S82°17'11"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR.
C1	314.28	830.00	311.01	N38°28'37"W
C2	167.35	180.00	158.82	S32°08'21"E
C3	76.87	760.00	75.86	N72°31'07"E

MAP OF ADJUSTED TAX LOT 04070900040000

Survey For DAYNE COMBELL Section 09, T 4 N, R. 07 E, W.M. Skamania County, Washington	Date: 10-28-20 Scale: 1"=100' Drawn By: J Surveyed By: J/d Checked By: J Sheet 1 Of 1 Job Number:	Accuracy Statement (VAC 332-130) This survey was performed using a Leica Set-4 Total Station, by Field Traverso with Relative Accuracy greater than 1:5000. Mathematical Analysis is by Compass Rule.	Surveyor's Certificate This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Dayne Combelle in 06-20. Jesse P. Garner, PLS 42887 Date	Index <table border="1"> <tr> <td>1/4</td> <td>1/4</td> <td>Sec</td> <td>T</td> <td>R</td> </tr> <tr> <td>09</td> <td>4N</td> <td>17E</td> <td></td> <td></td> </tr> </table>	1/4	1/4	Sec	T	R	09	4N	17E			Auditor's Certificate Filed For Record This ___ Day of ___ 20___ At ___ N. In Book ___ Of Surveys At Page ___ At The Request Of Pioneer Surveying and Engineering, Inc. Deputy Auditor _____ Auditor's Number _____
1/4	1/4	Sec	T	R											
09	4N	17E													

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 Civil Engineering and Land Planning
 125 Blinn Drive
 Colcord, Washington 99029
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