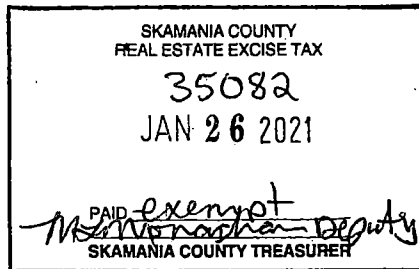




AFTER RECORDING MAIL TO:

Brian McNamara
PO Box 942
Stevenson, WA 98648



**Quit Claim Deed
Boundary Line Adjustment**

The GRANTOR, Oregon Conference Adventist Churches, an Oregon non-profit corporation, owner of that Parcel described in Statutory Warranty Deed recorded under Auditor File Number 2013000322 of Skamania County records and known as Tax Parcel Number 03073644340000;

for and in consideration of adjusting the boundary line between the GRANTOR and the

GRANTEE, Brian S. McNamara, owner of that Parcel described in Quit Claim Deed recorded under Auditor file Number 2013000974 and known as Tax Parcel Number 03073644340000 and located in the Southeast Quarter of Section 36, Township 3 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington;

Said Grantor, hereby grants, conveys and quit claims the following described real estate situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

See "Exhibit A and shown in Exhibit B"

This deed constitutes a boundary line adjustment between the adjoining properties of the grantor/grantee herein, and is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel / Account Number(s): 03073644330000, 03073644340000

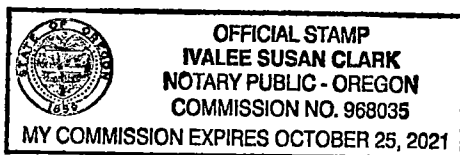


Dated this January day of 25, ~~2020~~ ²⁰²¹

[Signature], Secretary
Oregon Conference Adventist Churches, an Oregon non-profit corporation
Tim Peterson

STATE OF ~~WASHINGTON~~ ^{Oregon}
County of ~~Skamania~~ ^{Clackamas} } ss

On this 25th day of January, ~~2020~~ ²⁰²¹, before me, personally appeared Tim Peterson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



IvaLee S. Clark
Notary Public in and for the State of ~~Washington~~ ^{Oregon}
Residing at 319 SE Maple Circle
Gresham, OR 97080
My appointment expires: 10-25-21

Exhibit A

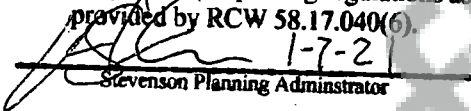
A parcel of land in the Southeast Quarter of Section 36 Township 3 North, Range 7 East of the Willamette Meridian, in the City of Stevenson, Skamania County, State of Washington;

Beginning at the Northeast corner of Lot 11, Block 7 of Riverview Addition to the Town of Stevenson, as recorded in plat in Book A, Page 21, in the City of Stevenson, Skamania County and State of Washington;

Thence North $56^{\circ}55'03''$ East, a distance of 4.82 feet;
thence South $28^{\circ}07'29''$ East, a distance of 55.59 feet;
thence North $33^{\circ}05'43''$ West, a distance of 55.38 feet to the Point of Beginning.

Containing 133 square feet, more or less.

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


Stevenson Planning Administrator

Legal Description of adjusted McNamara parcel (PARCEL 03073644330000)

That Parcel known as Tax Parcel 03073644330000 and described in Quit Claim Deed filed under Auditor's file number 2013000794 and located in Section 36, Township 3 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington;

Described as follows:

Lot 10, 11 and the Easterly 10 feet of Lot 9, Block 7 of Riverview Addition to the Town of Stevenson, according to the Plat thereof, recorded in Book 'A' of Plats, Page 21, records of Skamania County, Washington;

AND WITH the following described tract;

Beginning at the Northeast corner of the aforementioned Lot 11, Block 7 of Riverview Addition to the Town of Stevenson;

Thence North 56°55'03" East, a distance of 4.82 feet;
thence South 28°07'29" East, a distance of 55.59 feet;
thence North 33°05'43" West, a distance of 55.38 feet to the Point of Beginning.

Containing 133 square feet, more or less.

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

 1-7-21
Stevenson Planning Administrator

Legal Description of adjusted Adventist Church parcel (PARCEL 03073644340000)

That Parcel known as Tax Parcel 03073644340000 and described in Statutory Warranty Deed filed under Auditor's file number 2013000322 and located in Section 36, Township 3 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington;

Described as follows:

Lots 12 and 13, Block 7, Riverview Addition to the Town of Stevenson, as recorded in plats in Book A, Page 21, in the City of Stevenson, Skamania County and State of Washington;

AND LESS the following described tract;

Beginning at the Northwest corner of the aforementioned Lot 12, Block 7 of Riverview Addition to the Town of Stevenson;

Thence North 56°55'03" East, a distance of 4.82 feet;
thence South 28°07'29" East, a distance of 55.59 feet;
thence North 33°05'43" West, a distance of 55.38 feet to the Point of Beginning.

Containing 133 square feet, more or less.

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

1-7-21
Stevenson Planning Administrator

Skamania County Assessor

Date 1-26-21 Parcel# 3-7-36-4-4-3300
DW 3-7-36-4-4-3400



City of Stevenson
Official Decision
1-7-2021

McNamara/Adventist
Boundary Line Adjustment
(BLA2020-03)

The City of Stevenson received a complete proposal for properties along 2nd Street regarding the adjustment of the boundary line separating properties owned by Brian McNamara (Tax Parcel 03-07-36-4-4-3300) and the Oregon Conference Adventist Churches (Tax Parcel 03-07-36-4-4-3400).

The proposal is depicted in detail on the survey recorded at AFN 2021-000252

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, including the condition to connect to City sewer;
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 (BLA2020-03), 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

