

Skamania County, WA

Total: \$106.50

QCDBLA

Pgs=4

Request of: JOAN & DAVID GRAHAM

2021-000539

02/16/2021 02:15 PM



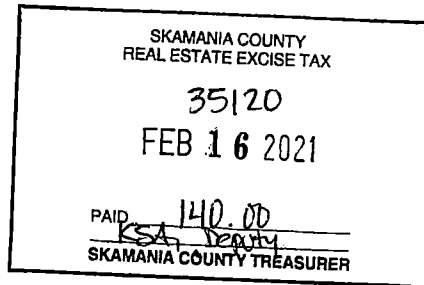
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AFTER RECORDING MAIL TO:

Joan & David Graham

PO Box 643

Bingen, WA 98605



Quit Claim Deed
Boundary Line Adjustment

The GRANTOR, Broughton Lumber Company, a Washington Corporation, owners of Lot 3 of Lava Creek Short Plat, recorded under Auditor File Number 2004155123 and known as Tax Parcel Number 03090000010300 AND owners of Lot 2 of Broughton Lumber Company Short Plat, recorded in Book 3, Page 182, Skamania County, Washington and known as Tax Parcel Number 03090211210000;

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


GRANTEES, Joan S. Graham and David R. Graham, wife and husband, their heirs and assignees, owners of Lot 4 of the Plat of Willard, recorded in Book B, Pages 62 & 63 and known as Tax Parcel Number 03090211040000, located in Section 2, Township 3 North, Range 9 East, Willamette Meridian, 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:


Planning Department - SLA Approved By:

See "Exhibit A" and shown in "Exhibit B" **APL 2/9/2021**

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): 03090000010300, 03090211210000, 03090211040000 

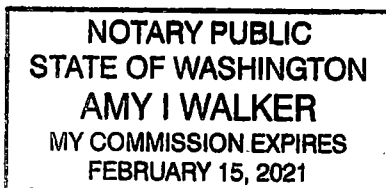
Dated this 2nd day of February, 2021.



John Stevenson, President
Broughton Lumber Company, a Washington Corporation

STATE OF WASHINGTON }
County of Skamania } ss

On this 2nd day of February, 2021, before me, personally appeared John Stevenson, 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.





Notary Public in and for the State of Washington,
Residing at Klickitat County

My appointment expires: 2/15/2021

EXHIBIT A

Legal Description of areas added to Parcel 03090211040000

Parcels of land in Government Lot 1 in Section 2, Township 3 North, Range 9 East of the Willamette Meridian, in Skamania County, State of Washington, more particularly described as follows;

A Parcel of land in Government Lot 1 in Section 2, Township 3 North, Range 9 East of the Willamette Meridian:

Beginning at the Northwest corner of Lot 4 of the Plat of Willard, recorded in Book 'B,' Pages 62 & 63 of the records of Skamania County;

Thence along the Northern line of said Plat of Willard North $85^{\circ}52'09''$ East, a distance of 306.80 feet, to a point on the West line of Lot 3 of said Plat of Willard;

thence along said West line North $00^{\circ}46'20''$ East, a distance of 15.00 feet;

thence South $86^{\circ}54'26''$ West, a distance of 326.99 feet;

thence South $33^{\circ}04'43''$ West, a distance of 139.26 feet;

thence South $17^{\circ}15'28''$ East, a distance of 277.24 feet;

thence North $32^{\circ}47'32''$ East, a distance of 17.32 feet;

thence North $00^{\circ}46'20''$ East, a distance of 347.46 feet to the Point of Beginning;

Containing 0.60 Acres, more or less.

TOGETHER WITH

A Parcel of land in Lot 2 of Broughton Lumber Co. Short Plat, recorded in Book 3, Page 182 of the records of Skamania County;

Beginning at an angle point of Lot 2 of said Broughton Lumber Co. Short Plat, being a corner in common with the Southwest corner of Lot 9 of the Plat of Willard, recorded in Book 'B,' Page 62 & 63 of the records of Skamania County;

thence along the East line of said Lot 2 North $15^{\circ}17'25''$ East, a distance of 317.35 feet to the Northernmost corner of said Lot 2;

thence South $61^{\circ}24'34''$ West, a distance of 30.16 feet to the beginning of a curve concave to the southeast having a radius of 230.00 feet and a central angle of $29^{\circ}09'10''$ and being subtended by a chord which bears South $47^{\circ}22'07''$ West 115.77 feet; thence southwesterly along said curve, a distance of 117.03 feet;

thence South $32^{\circ}47'32''$ West tangent to said curve, a distance of 192.94 feet;

thence North $57^{\circ}12'28''$ West, a distance of 10.00 feet;

thence South $32^{\circ}47'32''$ West, a distance of 17.32 feet;

thence South $74^{\circ}24'02''$ East, a distance of 155.99 feet to the Point of Beginning;

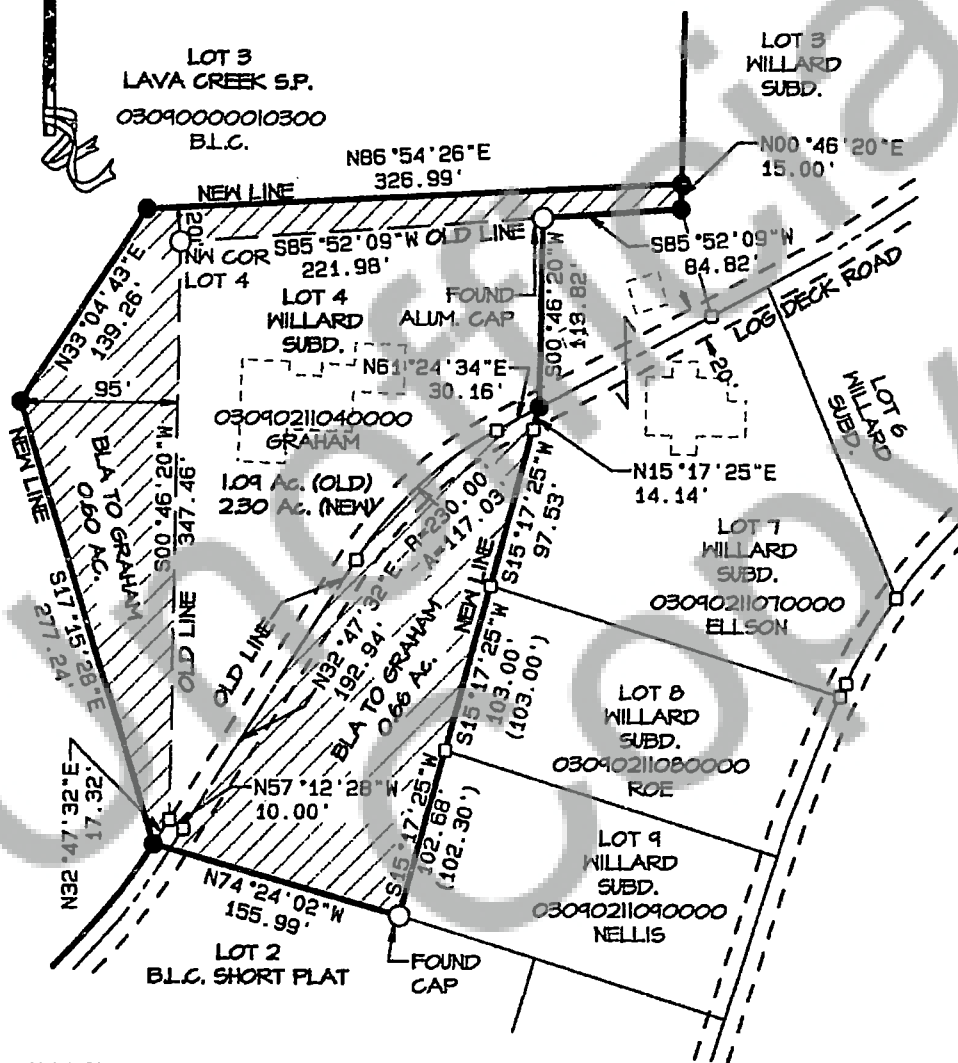
Containing 0.66 Acres, more or less.

Being subject to easements of record.

Skamania County Assessor

Date 2/16/21 Parcel# 3-9-103
3-9-2-1-1-2100
3-9-2-1-1-400

EXHIBIT B **AREA ADDED TO PARCEL 03090211040000**



LEGEND



AREA ADDED TO PARCEL
 03090211040000

19B289.PRO



**BELL DESIGN
 COMPANY**

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 509-493-3886

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