

Skamania County, WA  
Total: \$107.50  
DEED  
Pgs=5

2021-001194

04/06/2021 02:18 PM

Request of: EARL AND MARY DUNCAN



00008091202100011940050055

RETURN ADDRESS:

LeAnne M. Bremer  
Miller Nash Graham & Dunn LLP  
500 Broadway, Suite 400  
Vancouver, Washington 98600

Document Title: Quitclaim Deed

Reference Number(s) of related documents:

Grantors: SS Gorgeouz, LLC, a Washington limited liability company; Zachary Franks,  
Trustee of the Franks Revocable Trust dated June 23, 2011

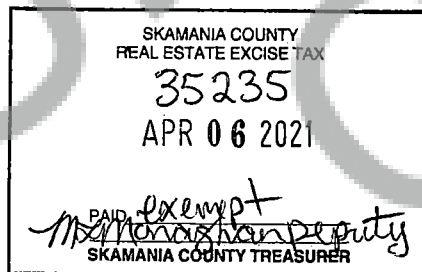
Grantees: M. Earl Duncan and Mary Duncan, husband and wife

Trustee: NA

Abbreviated Legal Description: SEC 34 T2N R6EWM

Assessor's Property Tax Parcel/Account Numbers: 02063414580200; 02063400150000

*for 4/6/21*



**AFTER RECORDING RETURN TO:**

M. Earl Duncan and Mary Duncan  
412 Skamania Landing Road  
Stevenson, Washington 98648

SEND TAX STATEMENTS TO GRANTEE

**QUITCLAIM DEED**  
**(Boundary Line Adjustment)**

Skamania County Assessor

Date 4-6-21 Parcel# 02063417580200  
02063400150800

The purpose of this Quitclaim Deed (this "Deed") is to effect a boundary line adjustment between adjoining parcels of land owned by M. Earl Duncan and Mary Duncan, husband and wife (collectively, "Grantee") and SS Gorgeouz, LLC, a Washington limited liability company, and Zachary Franks, Trustee of the Franks Revocable Trust dated June 23, 2011 (collectively, "Grantor"); it is not intended to create a separate parcel, and 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 and Skamania County Subdivision laws.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED, Grantor does hereby remise, release, quitclaim, grant and convey unto Grantee, the following lands and property together with all improvements located thereon, lying in the County of Skamania, State of Washington, such real property resulting in a boundary adjustment as set forth on **Exhibit A** to this Quitclaim Deed and being more particularly described as follows (the "Property"):

A tract of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Northeast corner of said Government lot 2 of said section 34; thence N88°41'07"W 32.64' along the north line thereof; thence S00°29'28"W 285.16'; thence N76°10'52"E 30.06' to the east line of said Government Lot 2; thence N01°12'53"E 277.28' along said east line of Government Lot 2 to the True Point of beginning.

Containing 0.20 acres more or less.

Planning Department - BLA Approved By:  
NSA 21-04 BLA OK ✓ MTB  
4/6/21

Assessor's Property Tax Parcel/Account Number: 02-06-34-1-4-5802

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

PROVIDED, HOWEVER, that Grantor hereby reserves in favor of that certain real property owned by Grantor situated in Skamania County, Washington, lying west of the Property; such real property being more particularly described on **Exhibit B** to this Quitclaim Deed (the "Grantor's Retained Land"), the following

**QUITCLAIM DEED**

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described Maintenance Easement which easement: (i) is intended to be, and shall be, construed as a covenant running with the Property; (ii) shall be an easement appurtenant to Grantor's Retained Land; (iii) shall include and reserve all incidental rights reasonably necessary for the use and enjoyment of such easement for its intended purposes; (iv) shall be exercised in compliance with all applicable laws and all permits, approvals, codes, and requirements of all applicable governmental authorities (including without limitation Grantee); and (v) shall be for the benefit and use of (x) Grantor, and Grantor's successors-in-interest as fee simple owners of all or any part of the Grantor's Retained Land.

A. Grantor hereby reserves a permanent, non-exclusive easement over, under, on, upon, through, and across such portions of the Property as minimally necessary, and with the least amount of disruption as possible to the uses of the Property being made by Grantee, for purposes of Grantor inspecting, operating, maintaining, servicing, repairing, replacing, and/or reconstructing the well, casing, and pump now located upon Grantor's Retained Land (the "Maintenance Easement"). Grantor shall restore the surface of the Property to its existing condition at the Grantor's expense immediately after any excavations for inspection, repair, or reconstruction.

WITNESS Grantor(s) hand(s) this the 3rd day of December, 2020.

GRANTOR

SS GORGEOUZ, LLC

By: [Signature]  
Name: Zachary Franks  
Its: Authorized Representative

STATE OF HAWAII

COUNTY OF MAUI

GRANTOR

FRANKS REVOCABLE TRUST DATED JUNE 23, 2011

By: [Signature]  
Name: Zachary Franks, Trustee

On this day Zachary Franks personally appeared before me to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

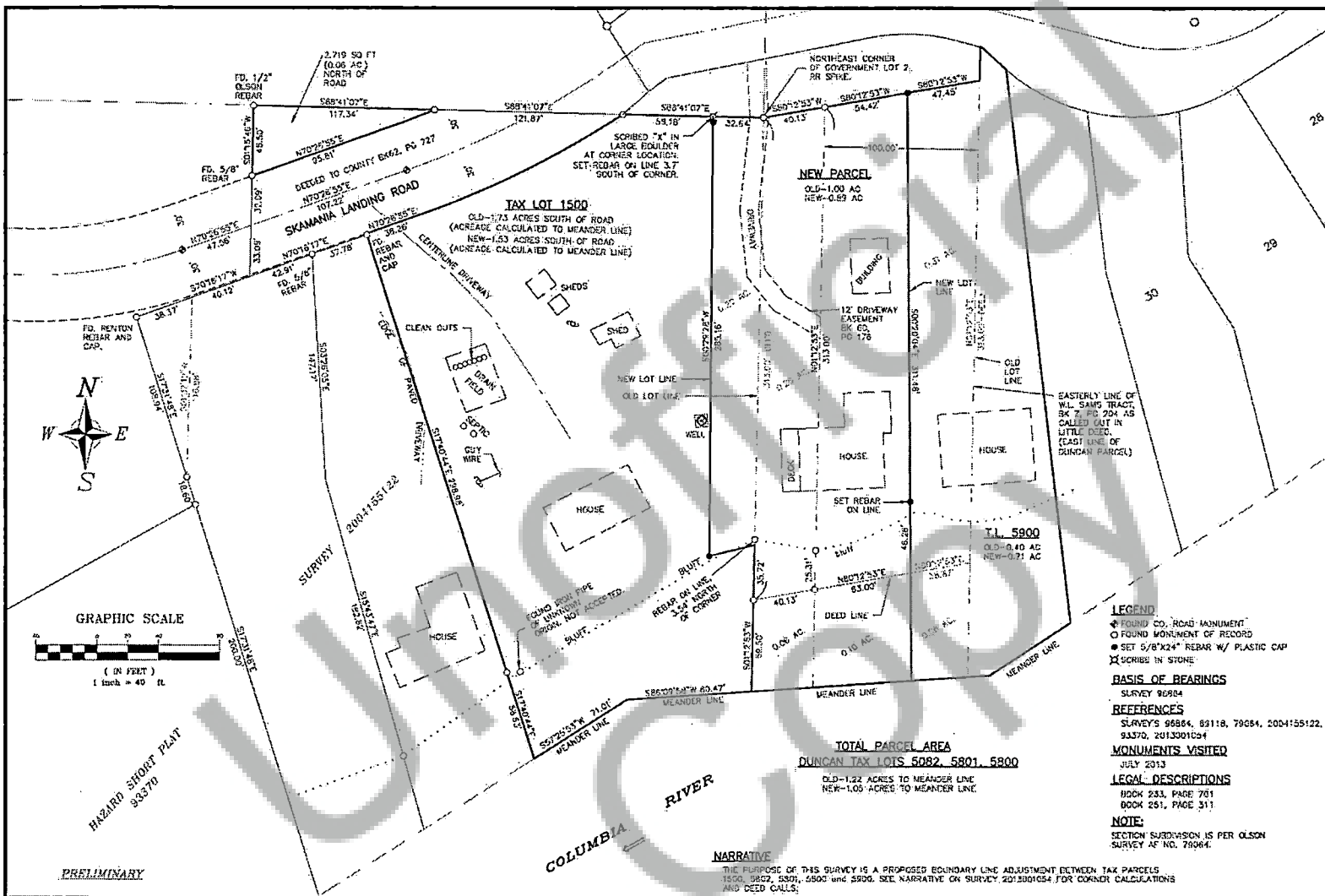
Given under my hand and seal of office this 3rd day of December, 2020.  
Doc. Date: 12/3/2020 # Pages 2  
Notary Name: Delia A. Kaniaupio Second Circuit  
Doc. Description: Quitclaim Deed  
(Boundary Line Adjustment)  
[Signature] 12/3/2020  
Notary Signature Date  
Grantor's Name, Address, Phone:  
Notary Public residing at  
Kihei, Hawaii  
Printed Name: Delia A. Kaniaupio  
My Commission Expires: May 2, 2024  
Grantees' Name, Address, Phone:

SS Gorgeouz, LLC  
Name  
372 Skamania Landing Road  
Address  
Stevenson, Washington 98648  
City, State ZIP  
(808) 383-0768  
Daytime Phone

M. Earl Duncan and Mary Duncan  
Name  
412 Skamania Landing Road  
Address  
Stevenson, Washington 98648  
City, State ZIP  
Daytime Phone

# Approved Site Plan

NSA-21-04 (Duncan)



## EXHIBIT B

### GRANTOR'S RETAINED LAND

A track of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington more particularly described as follows:

Beginning at the Southwest corner or the Northeast quarter of the Southeast quarter of said Section 34; thence West 330 feet; thence South 540 feet; thence Northeasterly along the meander line of the Columbia River to the East line of Government Lot 2; thence North 380 feet to the point of beginning.

TOGETHER WITH the shore lands of the second class conveyed by the State of Washington fronting and abutting the Southerly boundary of the herein described property.

EXCEPTING THEREFROM: All that portion of property described in Deed to W. Lindsey Hazard, et al, recorded September 4, 1979 in Book 77, page 88, which lies within the above described property.

ALSO EXCEPTING THEREFROM:

Commencing at a point found by starting at the Northeast corner of Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington and running thence along the North line of said Government Lot 2, North  $88^{\circ}14'07''$  West, a distance of 277.68 feet; thence South  $01^{\circ}18'53''$  West, a distance of 242.04 feet to a 5/8" iron rod and the true point of beginning of this description (being the same point of beginning as described in Warranty Deed recorded May 4, 1970, in Book 61 page 715, Deed records); thence North  $03^{\circ}26'05''$  West, a distance of 147.17 feet to a 5/8" iron rod on the South line of Skamania Landing Road; thence in a Northeasterly direction along the South line of said Skamania Landing Road 37.78 feet to a 1/2" iron rod; thence South  $17^{\circ}40'44''$  East and at 124.24 feet passing through a 1/2" iron rod and at 303.52 feet passing through a 5/8" iron rod near the top of the Bluff to the meander line of the Columbia River; thence along said meander line in a Southwesterly direction to a point which bears South  $15^{\circ}43'47''$  East from the point of beginning; thence North  $15^{\circ}43'47''$  West passing through a 5/8" iron rod near the top of the Bluff to the point of beginning.

FURTHER EXCEPTING THEREFROM:

Beginning at the Northeast corner of Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington; thence West 330 feet; thence South to a point on the Southerly right of way line of the County Road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe and being the initial point of the tract hereby described; thence South 116.5 feet to an iron pipe; thence South  $15^{\circ}30''$  East to the meander line of the Columbia River; thence in an Easterly direction following the meander line of the Columbia River to a point 80 feet East of the initial point; thence North to the Southerly right of way line of said County Road; thence in a Southwesterly direction following the Southerly right of way line of said road to the point of beginning.

AND FURTHER EXCEPTING that portion described in Quit Claim Deed to Skamania County for Skamania Landing Road, recorded March 23, 1971 in Book 62, page 727, Deed Records.

AND FURTHER EXCEPTING A tract of land in Government Lot 2 in Section 34, Township 2 North, Range 6 East, of the Willamette Meridian, in the County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Northeast corner of said Government lot 2 of said section 34; thence  $N88^{\circ}41'07''W$  32.64' along the north line thereof; thence  $S00^{\circ}29'28''W$  285.16'; thence  $N76^{\circ}10'52''E$  30.06' to the east line of said Government Lot 2; thence  $N01^{\circ}12'53''E$  277.28' along said east line of Government Lot 2 to the True Point of beginning.

QUITCLAIM DEED

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EXHIBIT B