

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

2021-001368

04/20/2021 11:03 AM

Request of: WILLIAM F. ALMON



WHEN RECORDED RETURN TO:
William F. Almon
132 Indian Cabin Rd
Stevenson WA 98648-6608

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35271

APR 20 2021

PAID EXEMPT
Deputy
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE: Quit Claim Deed/Boundary Line Adjustment

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: n/a

GRANTORS: WILLIAM F. ALMON and BECKY ANN DOWNEY, husband and wife

GRANTEE: HEAVENLY RANCH, LLC, a Washington limited liability company

ABBREVIATED LEGAL DESCRIPTION: LOT 3 RON CLARK SP BK 3/PG 246

TAX PARCEL NUMBER: 03082700020600

AFTER RECORDING MAIL TO:

Name William F. Almon

Address 132 Indian Cabin Rd

City, State, Zip Stevenson WA 98648-6608

Filed for Record at Request of:

**QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT**

THE GRANTORS, WILLIAM F. ALMON and BECKY ANN DOWNEY, husband and wife, for and in consideration of boundary line adjustment, convey and quit claim to **HEAVENLY RANCH, LLC**, a Washington limited liability company, the following described real estate, situated in the County of Skamania, state of Washington, together with all after acquired title of the Grantors therein:

A tract of land in the North half of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the Ron Clark Short Plat, recorded in Book 3 of Short Plats, Page 246, Skamania County records;

EXCEPTING the following described tract:

Beginning at the most Easterly corner of Lot 3 of said Short Plat, which is monumented by an aluminum cap on a 5/8" rebar;

Thence along the Easterly boundary of said Lot 3 North 13°23'40" West, a distance of 200.00 feet;

thence North 66°36'07" West, a distance of 475.05 feet;

thence South 72°18'41" East, a distance of 502.59 feet;

thence South 13°23'40" East, a distance of 217.93 feet;

thence South 68°30'37" West, a distance of 50.50 feet to the Point of Beginning;

Containing 45.48 Acres, more or less.

Planning Department - BLA Approved By:

NSA 21-03 OKV mTB
4/19/21

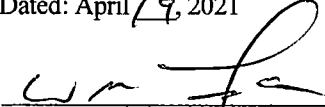
thence South 68°30'37" West, a distance of 50.50 feet to the Point of Beginning;

Containing 3.52 Acres, more or less.

The purpose of this deed is to effect a boundary line adjustment between adjoining parcels of land owned by Grantors and Grantee; 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.

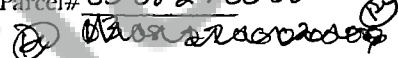
Assessor's Property Tax Parcel Number: 03082700020600

Dated: April 19, 2021



William F. Almon, Manager

Skamania County Assessor

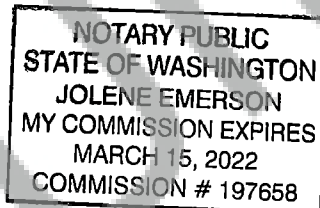
Date 4/20/21 Parcel# 03 08 27 00 0206



STATE OF WASHINGTON _____)
COUNTY OF SKAMANIA _____)-ss

I certify that I know or have satisfactory evidence that WILLIAM F. ALMON, to me known to be the Managing Member of HEAVENLY RANCH, LLC, the Grantor that executed the foregoing instrument, appeared before me and acknowledged said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

DATED: April 19, 2021

[seal or stamp]





NOTARY PUBLIC in and for the State of
Washington.
My appointment expires: 3-15-22
Jolene Emerson
(Printed Name)