

After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Terra LLC / Mary Alexander
15916 S. Windy City Rd.
Mulino Or. 97042

Grantor Address:

Terra LLC
15916 S. Windy City Rd.
Mulino, Or. 97042

Skamania County, WA
Total: \$206.50
QCDBLA
Pgs=4

2021-002607

07/27/2021 11:49 AM

Request of: TERRA LLC

00009775202100026070040040

SPACE ABOVE RESERVED FOR RECORDER'S USE

QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT / LOT LINE REMOVAL

KNOW ALL BY THESE PRESENTS, that Terra LLC Grantor, conveys to Terra LLC, as Grantee, the following real property situated in Skamania County in the State of Washington, together with all after acquired Title of the Grantor(s)

The true consideration for this conveyance is \$ 0.00 The following Described Real Estate

Assessors Property Tax Account Parcel #'s 02070241090000 and 02070241100000

Here, comply with the requirements herein;

Jim 7/27/21

Boundary Line Adjustment / Lot Line Removal as per Legal Description Attached

Dated this 26 day of July 2021.

By:

Mary Alexander

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35553

JUL 27 2021

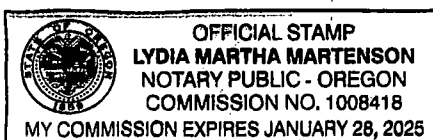
PAID *exempt*
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

STATE OF OREGON

County of Clackamas

}
} SS.
}

The foregoing instrument was acknowledged before me this 26 day of July 2021



Before me:

Lydia Martenson
Notary Public in and for the State of Oregon
My commission expires: January 28, 2025



City of Stevenson
Official Decision
7-2-2021

**Sunstone Lot Consolidation/
Boundary Line Adjustment
(BLA2014-02)**

The City of Stevenson received a complete proposal for unplatted parcels of land along Foster Creek Road regarding the consolidation of lots by removing the boundary line separating two lots owned by Terra LLC, an Oregon limited liability company (Tax Parcels 02-07-02-4-1-1000-00 and 02-07-02-4-1-0900-00).

The proposal is depicted in detail on the attached plot plan.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

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;

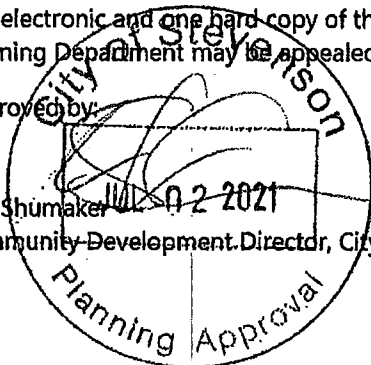
DECISION

Based on these Findings and Conditions, the Planning Department **APPROVES** this Boundary Line Adjustment (BLA2014-02), 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.

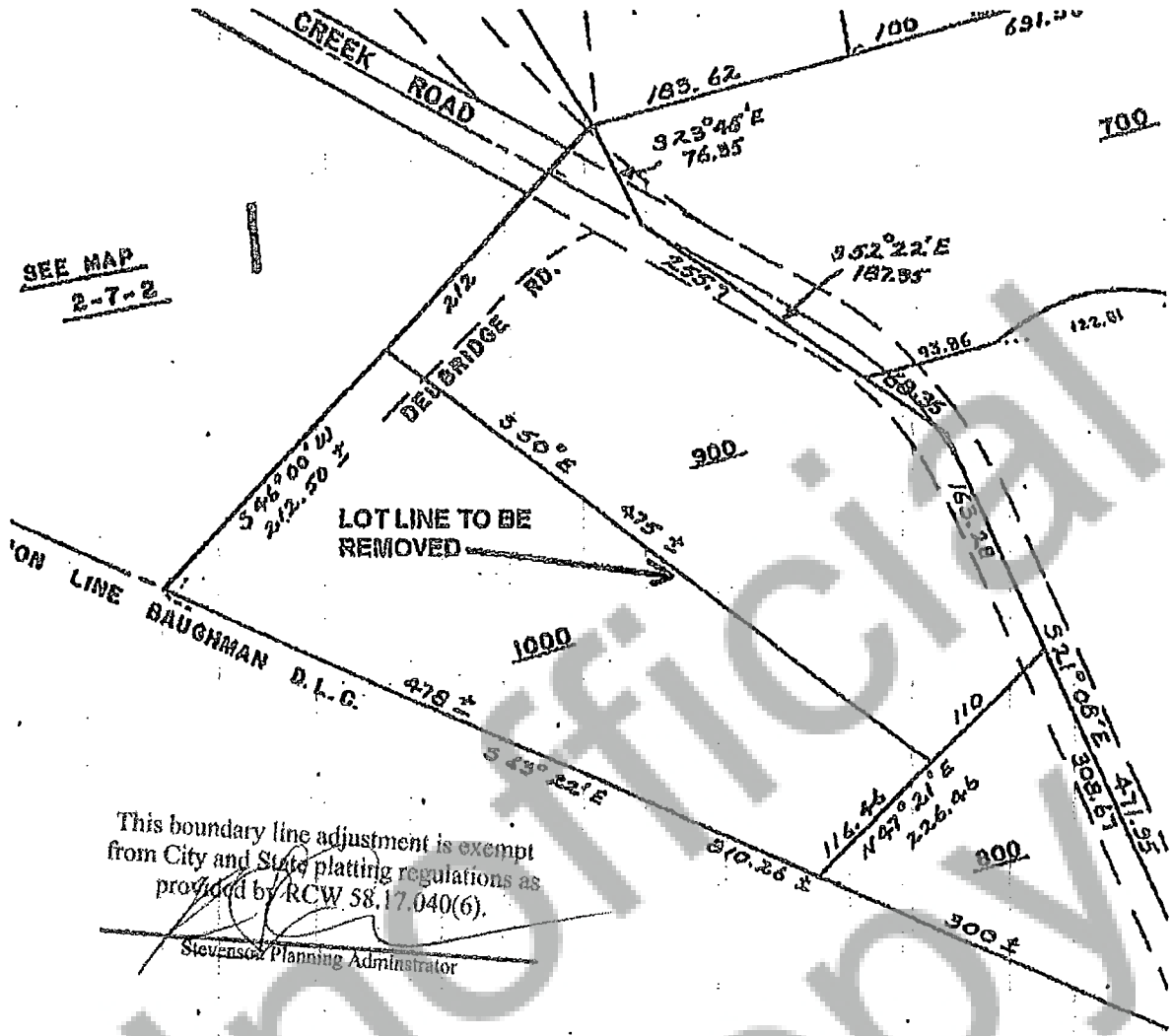
This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision along with the deed used to further execute this adjustment. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. 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



SEE MAP
2-7-2



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

Stevens Planning Administrator

SEE MAP
2-7-2

LEGAL DESCRIPTION

A parcel of land located in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being located in the Daniel Baughman Donation Land Claim, being further described as follows:

Beginning at an iron pipe marking the intersection of the East line of Section 2, Township 2 North, Range 7 East of the Willamette Meridian with the division line between the northeasterly and the southwesterly halves of the Baughman Donation Land Claim;

thence along said division line North 64°10' West a distance of 301.32 feet;

thence North 21°08' West a distance of 308.67 feet to the initial point of the tract herein described;

thence continuing North 21°08' West a distance of 163.28 feet;

thence North 52°22' West a distance of 255.7 feet;

thence North 23°45' West a distance of 76.35 feet;

thence South 46°00' West a distance of 424.5 feet to the intersection with the said division line;

thence South 64°10' East a distance of 478 feet, more or less, along the said division line to a point South 47°21' West of the initial point; thence North 47°21' East to the initial point.

Excepting public roads and rights of way on, over and across the said real property.

The above described land is hereby irrevocably bound as one parcel of record. *OW*

Skamania County Assessor

Date 7-27-21 Parcel # 02070241090000
02070241100000

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

[Signature]
Stevedore Planning Administrator

(combined tax lots 900, 1000; t2sr7es2)