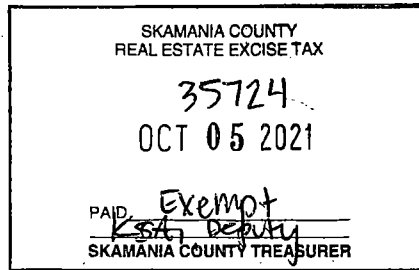




AFTER RECORDING MAIL TO:

Next Venture LLC
255 NW Gale Street
Stevenson, WA 98648



**Quit Claim Deed
Lot Line Elimination**

The GRANTOR, Next Venture LLC, a Washington Limited Liability Company, owner of that Parcel described in Statutory Warranty Deed recorded under Auditor File Number 2020-003258 of Skamania County records, located in the Northeast Quarter of Section 1, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington, and known as Tax Parcel Number 02070111390000;

for and in consideration of a Lot Line Elimination hereby grants, conveys and quit claims to the GRANTEE, Next Venture LLC, the following described real estate situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

Lots 25 and 26 of Block 7 of the Plat of Stevenson, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 11, in the County of Skamania, State of Washington.

TOGETHER WITH

The Westerly 5.11 feet of Lot 27 of Block 7 of the Plat of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 11, in the County of Skamania, State of Washington.

The above described land to be irrevocably bound as one parcel of record.

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

Stevenson Planning Administrator

Assessor's Property Tax Parcel / Account Number(s): 02070111390000

Dated this 3rd day of August, 2021.

Next Venture LLC, a Washington Limited Liability Company

STATE OF WASHINGTON }
County of Skamania } ss

On this 3rd day of August, 2021, before me, personally appeared Shawn Van Pelt, 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.



Mary E. Corey
Notary Public in and for the State of Washington,
Residing at Stevenson, WA

My appointment expires: 9-19-2022



EXHIBIT 'A'

City of Stevenson
Official Decision
8-3-2021

**Red Bluff/Next Venture Boundary
Line Adjustment & Lot Consolidation
(BLA2021-05b)**

The City of Stevenson received a complete proposal for properties within the Plat of Stevenson between Second Street and Ash Alley regarding the consolidation of lots and adjustment of the boundary line separating the lots owned by Next Venture LLC (Tax Parcels 02-07-01-1-1-3800-00 and 02-07-01-1-1-3900-00).

The proposal is depicted in detail on a record of survey and in Exhibit 'B'.

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 (BLA2021-05), 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 record 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:

AUG 03 2021

Ben Shumaker
Community Development Director, City of Stevenson

Skamania County Assessor

Date 10/5/21 Parcel# 2-7-1-1-13900

EXHIBIT 'B' RECORD OF SURVEY

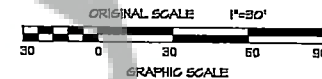
IN LOTS 25, 26, 27, & 28
OF THE PLAT OF STEVENSON
LOCATED IN
THE NE 1/4 OF SECTION 1,
T2N, R7E, W.M.
CITY OF STEVENSON,
WASHINGTON

City of Stevenson Planning Administrator

"This boundary line adjustment is exempt from City of Stevenson and State platting regulations as provided in RCW 59.10-0406"

AREAS

LOT A
OLD: 5500 S.F.
NEW: 6062 S.F.
LOT B
OLD: 5500 S.F.
NEW: 4,938 S.F.



AUDITOR'S CERTIFICATE

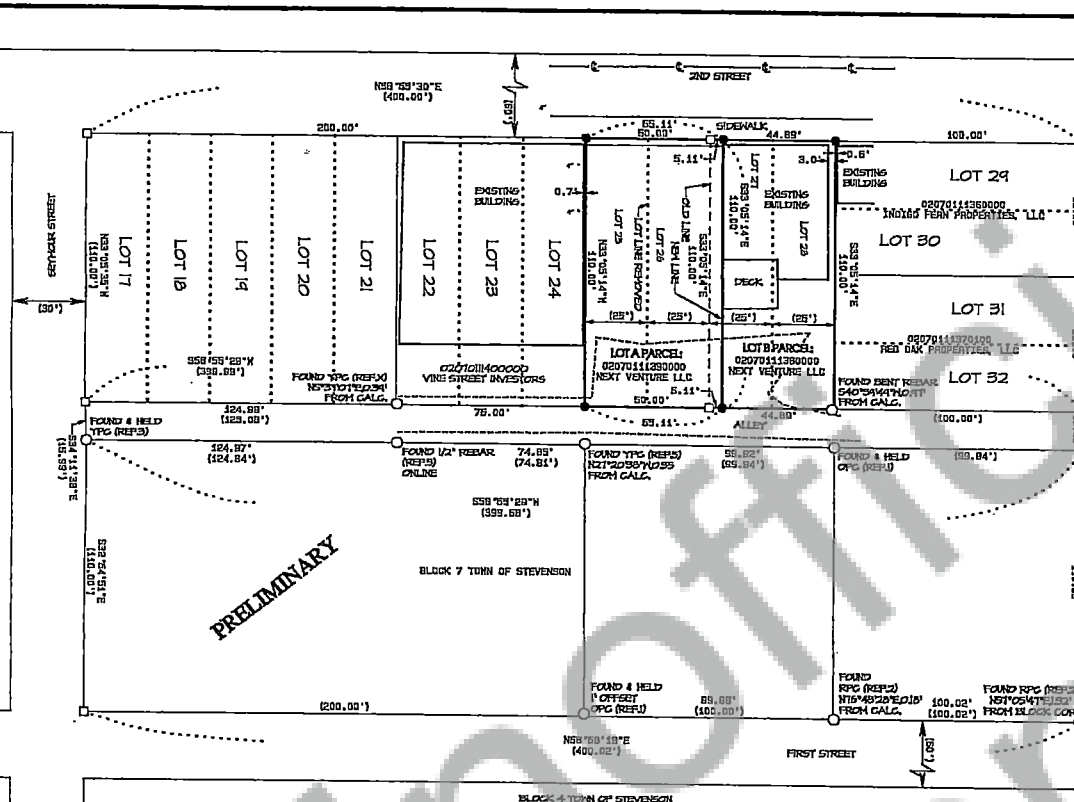
Filed for record this _____ day of _____, 2021
RECORDED IN AFN _____
at the request of Bell Design Co.

County Auditor _____ Date _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of Next Venture LLC.

Austin R. Bell, PLS 41954 _____ Date _____



REFERENCES

- 1) 2011 KLEIN SURVEY, AFN 2010000465
- 2) 2004 TRANTON SURVEY, AFN 2004154468
- 3) 1996 BELL DESIGN CO. SURVEY, BOOK 3, PAGE 234
- 4) 1995 MYEAST SURVEY, BOOK 3, PAGE 213
- 5) 1974 HAGEDORN, INC. SURVEY, BOOK 1, PAGE 141
- 6) 1993 PLAT OF STEVENSON, BOOK A, PAGE 11

SURVEY NARRATIVE

THIS SURVEY HOLDS THE BLOCK BREAKDOWN AND LOT LINES AS SHOWN IN REF. 1 SURVEY AFN 2010000465.

TRAVERSE & ACCURACY STATEMENT

RADIAL TIES WERE MADE TO MONUMENTS OF RECORD. THE SURVEY WAS PERFORMED USING A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-050-100) AT THE TIME OF THIS SURVEY.

Bell Design Co. makes no warranty as to matters of uperion title such as adverse possession, prescriptive rights, easements, encroachments, etc. or to environmental concerns such as hazardous waste, pollution, past land dedication, riparian changes, flood zones, etc.

LEGAL DESCRIPTION

NEXT VENTURE LLC
TAX PARCEL 02070111340000
STATUTORY WARRANTY DEED
AUDITOR FILE No. 2020-003258
LOTS 25 AND 26 OF BLOCK 7 TOWN OF STEVENSON
OF BOOK 'A' OF PLATS, PAGE 11

NEXT VENTURE LLC
TAX PARCEL 02070111380000
QUIT CLAIM DEED
AUDITOR FILE No. 2016000248

LOTS 27 AND 28 OF BLOCK 7 TOWN OF STEVENSON
OF BOOK 'A' OF PLATS, PAGE 11

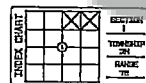
BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED AFN
LOT LINE ELIMINATION QUIT CLAIM DEED AFN

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR

OWNER

NEXT VENTURE LLC
255 N. GALE STREET
STEVENSON, WA 98648



DATE	DESCRIPTION	BY
DATE	ENTRY	NEW
DATE	CHECK	NEW

RECORD OF SURVEY
FOR NEXT VENTURE LLC
STEVENSON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 21B174
DATE: JUL 2021

012021\B174\21B174.pro