



Return Address:

Michael Simmons
PO Box 1073
Carson, WA 98610

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35827

NOV 18 2021

PAID 815.00
1256 Deputy
SKAMANIA COUNTY TREASURER

QUIT CLAIM DEED (Statutory Form)
BOUNDARY LINE ADJUSTMENT

Indexing Information required by the Washington State Auditor's/Recorders Date, (RCW 36.18 and RCW 65.04) 11137:		(please print last name first)
Reference # (If applicable):		
Grantor(s) (Seller): (1) Michael S. Simmons and Karen L. Simmons	(2)	Add'l. on pg
Grantee(s) (Purchaser): (1) Steve P. Hamilton and Annette Hamilton	(2)	Add'l. pg
Legal Description (abbreviated): PTN Lot 20, Boulder Ridge Estates		Add'l. legal ls on pg
Assessor's Property Tax Parcel /Account # PTN 03750140200000		23750140190000

THE GRANTOR (s) Michael S. Simmons and Karen L. Simmons
For and In consideration of boundary line adjustment conveys and quit-claims to
Steve P. Hamilton and Annette Hamilton, All Interest In the following described Real Estate:

That Portion of Lot 20 of Boulder Ridge Estates, according to the Plat thereof, recorded under Auditors File No. 2009174613, Records of Skamania County, Washington, Described as follows:
Beginning at the Southwest Corner of said Lot 20; thence N86°33'39"E 459.96'; thence N01°23'18"E 98.01'; thence N88°12'27"W 387.29'; thence along a 150.00' radius curve to the left, 164.64', the long chord which bears S28°23'10"W 156.50', and to the true point of beginning.
Containing 1.19 acres more or less.

Planning Department - BIA Approved By:
APC 11/18/2021

Whereas the above described portion being attached to the Grantees adjacent parcel of land to the south.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor 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.

Dated this 16th day of November, 2021

Michael S. Simmons
Grantor(s)

Karen L. Simmons
Skamania County Assessor

STATE OF Washington }
County of Skamania }

Date 11/18/21 Parcel# 3-75-01-4-2000
3-75-01-4-1900

I certify that I know or have satisfactory evidence that Michael / Karen is/are the Person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 16th day of November 2021

Print Name Teresa D Hollenberry
Notary Public in and for the State of Washington
My appointment expires: Mar, 26, 2025

TERESA D HOLLENBERRY
Notary Public
State of Washington
Commission # 21014106
My Comm. Expires Mar 26, 2025

LEGEND

- FOUND LS 18028 CAPPED REBAR PER BOULDER RIDGE ESTATES SUB
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- CALCULATED POSITION

MONUMENTS VISITED

SEPTEMBER 2021

LEGAL DESCRIPTION-TOTAL

LOTS 16, AND 20, BOULDER RIDGE ESTATES SUBDIVISION, AF 2009174613, AND THAT PORTION OF LOT 19, BOULDER RIDGE PER DEED AFN 2018000076.

REFERENCES

BOULDER RIDGE ESTATES SUBDIVISION, AF 2009174613.

BASIS OF BEARINGS

BOULDER RIDGE ESTATES SUBDIVISION, AF 2009174613.

TAX PARCEL NUMBERS

0375014160000
0375014160000
0375014200000

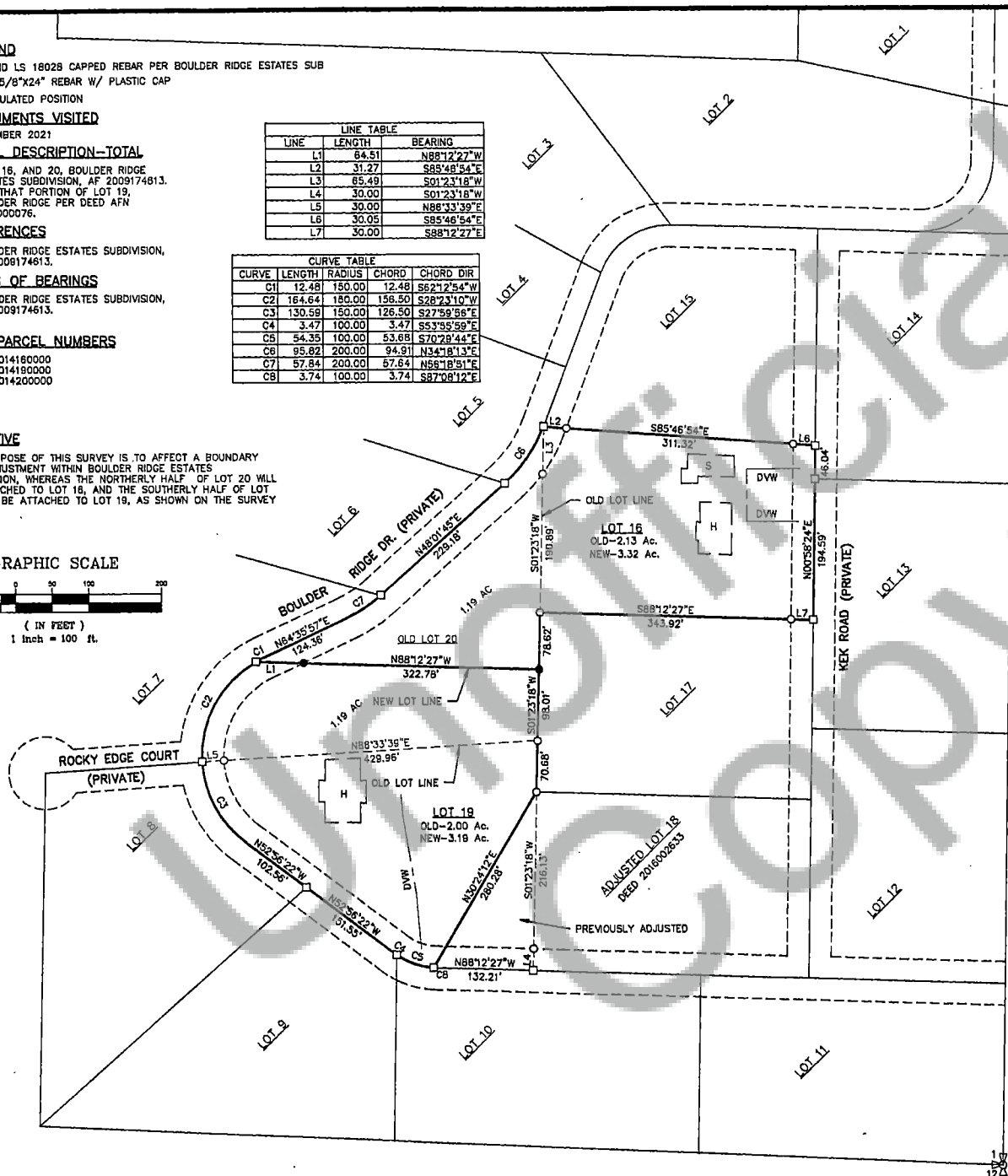
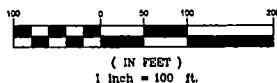
LINE TABLE		
LINE	LENGTH	BEARING
L1	84.51	N88°12'27"W
L2	31.27	S85°48'54"E
L3	65.49	S01°23'18"W
L4	30.00	S01°23'18"W
L5	30.00	N88°33'39"E
L6	30.05	S85°46'54"E
L7	30.00	S88°12'27"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	12.48	150.00	12.48	S62°12'54"W
C2	164.64	180.00	158.50	S28°23'10"W
C3	130.58	150.00	126.50	S27°59'56"E
C4	3.47	100.00	3.47	S53°58'59"E
C5	54.35	100.00	53.68	S70°28'44"E
C6	95.82	200.00	94.91	N34°18'13"E
C7	57.84	200.00	57.64	N58°18'51"E
C8	3.74	100.00	3.74	S87°08'12"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AFFECT A BOUNDARY LINE ADJUSTMENT WITHIN BOULDER RIDGE ESTATES SUBDIVISION, WHEREAS THE NORTHERLY HALF OF LOT 20 WILL BE ATTACHED TO LOT 18, AND THE SOUTHERLY HALF OF LOT 20 WILL BE ATTACHED TO LOT 19, AS SHOWN ON THE SURVEY HEREON.

GRAPHIC SCALE



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of

Karen Simmons in 07-21.

Jesse P. Garner, PLS 42887 Date

Accuracy Statement (WAC 332-130)

This survey was performed using a Leitz Set-4 Total Station, by Field Traverse with Relative Accuracy greater than 1:5000. Mathematical Analysis is by Compass Rule

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 09-07-2021

Scale: 1"=100'

Drawn By: JG

Surveyed By: NH/DJ

Checked By: JG

Sheet 1 of 1

Job Number: 21-266

Index

1/4 1/4 Sec. T. R.

01 3N 7.5E

Survey For

KAREN AND MICHAEL SIMMONS

Section 01, T. 3 N, R. 7.5 E, W.M.

Skamania County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4545, Fax (509) 773-6808, E-Mail: pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of ____, 20__.

At ____ M.

In Book ____ Of Surveys At Page ____

At The Request Of Pioneer Surveying and Engineering, Inc.

Deputy Auditor

Auditor's Number