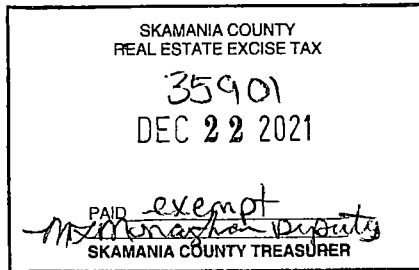




AFTER RECORDING MAIL TO:

Matthew & Rachel Juarez
762 Wantland Road
Washougal, WA 98671-7727



**Quit Claim Deed
Boundary Line Adjustment**

The GRANTORS, Matthew Chaves Juarez and Rachel Juarez, husband and wife, owners of the Parcel described in Quitclaim Deed filed under Auditor File Number 2020-001356, as shown on Record of Survey filed in Book 1, Page 148, Skamania County records, said Parcel adjusted by Amended Record of Survey filed in Book 1, Page 244, Skamania County records and known as Tax Parcel Number 02053400010100, *LM 12/22/21*

hereby grants, conveys and quit claims their rights and interests to

The GRANTEES, Matthew Chaves Juarez and Rachel Juarez, husband and wife, as to an undivided 60% (60 percent) interest; AND Elliott Joseph Juarez and Robyn Juarez, husband and wife, as to an undivided 40% (40 percent) interest, their heirs and assignees;

together with all after acquired title of the Grantors, the following described real estate situated in the County of Skamania, State of Washington:

See Exhibit 'A' and shown on Exhibit 'B'

Skamania County provides no warranty that this parcel has been reviewed for buildability, water availability, sewer, or access. Buyers shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel.

This parcel is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel / Account Number(s): 02053400010100

Dated this 09-07 day of September, 2021.

Matthew Chavez Juarez
Matthew Chavez Juarez

STATE OF WASHINGTON }
County of Skamania } ss

On this 7th day of September, 2021, before me, personally appeared Matthew Chavez Juarez, 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.

JERI L CONNOLLY
Notary Public
State of Washington
My Commission Expires
April 28, 2024

Jeri L Connolly
Notary Public in and for the State of Washington,
Residing at Skamania, Washington
My appointment expires: April 28, 2024

Dated this 7th day of September, 2021.

Rachel Juarez
Rachel Juarez

STATE OF WASHINGTON }
County of Skamania } ss

On this 7th day of September, 2021, before me, personally appeared Rachel Juarez, 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.

JERI L CONNOLLY
Notary Public
State of Washington
My Commission Expires
April 28, 2024

Jeri L. Connolly
Notary Public in and for the State of Washington,
Residing at Skamania, Washington
My appointment expires: April 28, 2024

Exhibit 'A'

A portion of the Northeast Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the North line of the Northeast Quarter of the Northeast Quarter, North $89^{\circ}08'24''$ West, 334.41 feet from the Northeast corner thereof, said point being the Northwest corner of the East Half of the East Half of the Northeast Quarter of the Northeast Quarter;

Thence South $00^{\circ}37'43''$ West along the West line thereof, 380.96 feet to a $\frac{1}{2}$ inch iron rod on the North Right-of-Way of a 60 foot easement;

thence along said North Right-of-Way line on a curve concave to the north having a radius of 120.00 feet and a central angle of $43^{\circ}21'54''$ and being subtended by a chord which bears South $73^{\circ}19'03''$ West 88.67 feet; thence southwesterly along said curve, a distance of 90.82 feet;

thence North $85^{\circ}00'00''$ West, a distance of 111.93 feet to the beginning of a curve tangent to said line;

thence westerly a distance of 101.03 feet along the curve concave to the south, having a radius of 230.00 feet and a central angle of $25^{\circ}10'00''$;

thence South $69^{\circ}50'00''$ West tangent to said curve, a distance of 203.18 feet to the beginning of a curve tangent to said line;

thence westerly a distance of 28.06 feet along the curve concave to the north, having a radius of 120.00 feet and a central angle of $13^{\circ}24'00''$;

thence North $00^{\circ}37'43''$ East, a distance of 494.15 feet;

thence South $89^{\circ}08'24''$ East, a distance of 512.55 feet to the Point of Beginning.

Containing 5.00 Acres, more or less.

Skamania County
Community Development

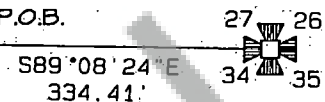
Skamania County Assessor

One-time 5-acre Exemption

Approved by:

Date 12-22-21 Parcel# 0205340001000
PTN YAN

Ch. P. A. 8/18/2021



**IN THE NE1/4 OF THE NE1/4
OF SECTION 34, T2N, R5E, W.M.
SKAMANIA COUNTY, WASHINGTON.**

SUBJECT PARCEL DIMENSIONS
BASED ON THE AMENDED
SURVEY IN BOOK 1, PAGE 244
OF SKAMANIA COUNTY SURVEYS.

One-time 5-acre Exemption
Approved by: Ch. P.E. 8/18/21
CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	120.00'	90.82'	43°21'54"	N73°19'03"E	88.67
C2	230.00'	101.03'	25°10'00"	S82°25'00"W	100.22
C3	120.00'	28.06'	13°24'00"	N76°32'00"E	28.00



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