

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

2022-000426

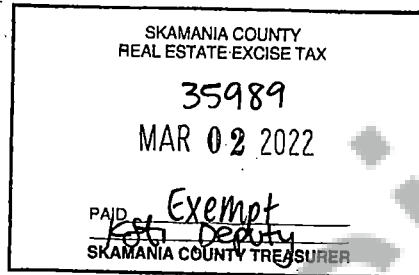
03/02/2022 04:10 PM

Request of: WILLIAM WILKINS



After recording return to:  
Timothy R. Strader  
The Strader Law Firm, PC  
520 SW Yamhill, St., Suite 600  
Portland, Oregon 97204

Until a change is requested, all tax  
statements shall be sent to:  
Dolores J. Wilkins, Trustee  
P.O. Box 8  
Carson, WA 98610



### WARRANTY DEED (Boundary Line Adjustment)

The grantor, Dolores J. Wilkins, sole and surviving Trustee of the Wilkins Community Property Trust dated January 12, 2005, conveys and warrants to Dolores J. Wilkins, Trustee or her successor Trustee(s) of the Wilkins Community Property Trust dated January 12, 2005, and any amendments thereto, grantee, all right, title, and interest in that certain real property with the common address of 850 NE Montell Terrace, Stevenson, situated in Skamania County, State of Washington, as more particularly described as follows:

A tract of land located in Government Lot 5 in Section 36, Township 3 North, Range 7 ½ East of the Willamette Meridian, Skamania County and State of Washington, being more particularly described as:

All that portion of the Government Lot 5 of said Section 36, lying southerly of the public road designated as Montell Terrace Extension and northerly of that portion of said Government 5 platted as Hilltop Manor according to the amended plat thereof on file and of record at page 110 of Book A of Plats in Records of Skamania County, Washington.

SUBJECT TO: all encumbrances of record as of the date of recording.

Skamania County Assessor

(Assessor's Parcel No. 03753620137000)

Date: 3-2-22 Parcel# 03753620137000

The consideration for this transfer is \$0; transfer for trust administration.

The purpose of this deed is to effect 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 Subdivision code. The Property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

March IN WITNESS WHEREOF, the grantor has executed this instrument on this 1<sup>st</sup> day of March, 2022.

Wilkins Community Property Trust dated January 12, 2005

  
Dolores J. Wilkins, Trustee

#### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

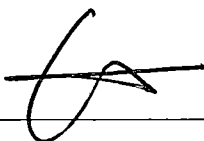
State of California )  
County of RIVERSIDE ) ss

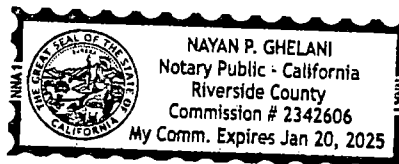
On MARCH 01<sup>ST</sup>, 2022, before me, NAYAN P. GHELANI, a Notary Public, personally appeared Dolores J. Wilkins, in her capacity as Trustee of the Wilkins Community Property Trust dated January 12, 2005, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Signature 





**City of Stevenson**  
**Official Decision**  
**2-16-2022**

**Wilkins**  
**Boundary Line Adjustment**  
**(BLA2022-01)**

The City of Stevenson received a complete proposal for a boundary line adjustment between unplatted properties near El Paso Lane, Montell Terrace and Ridgecrest Drive regarding the adjustment of the boundary line separating the lots owned by the Wilkins Community Property Trust (Tax Parcel 03-07-36-4-3-2200-00).

The proposal is depicted in detail on a survey recorded separately and results in the new legal descriptions for the lots as attached.

**FINDINGS**

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

This Boundary Line Adjustment:

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, the Planning Department APPROVES this Boundary Line Adjustment, 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: **This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6).**

Ben Shumaker  
Stevenson Planning Administrator  
Community Development Director, City of Stevenson

**Exhibit 'A'**  
**TERRA SURVEYING**  
**P.O. Box 617**  
**Hood River, OR 97031**  
**PHONE (541) 386-4531**  
**E-Mail: terra@gorge.net**

**LEGAL DESCRIPTION**  
**FOR**  
**A**  
**PROPERTY LINE ADJUSTMENT**  
**FOR**  
**ADJUSTED**  
**TAX PARCEL 03753620137000**

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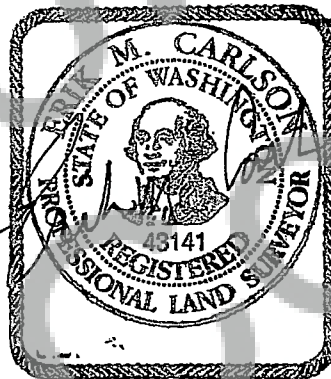
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December 29, 2021  
EMC

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

Skamania County Assessor

Date 3-2-22 Parcel # 03753620137000  
*fm*



*[Signature]*  
Stevenson Planning Administrator