

Skamania County, WA
Total: \$207.50
BNDY
Pgs=5

2022-000427

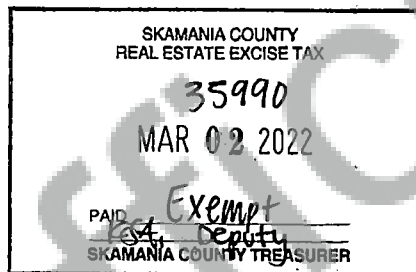
03/02/2022 04:10 PM

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 on Exhibit A attached hereto and incorporated herein by this reference.

(Assessor's Parcel No. 03753620138000) *ym 3/2/2022*

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

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on this 1st
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.

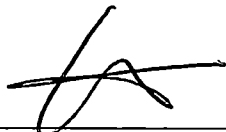
State of California)
County of RIVERSIDE) ss

On MARCH 01ST, 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 

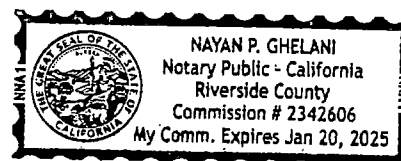


EXHIBIT A

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 Government Lots 5 and 8 of said Section 36, lying northerly of Strawberry Road;

Excepting the following described tract: Beginning at a point 33 feet East of the Northwest corner of the said Government Lot 5; thence South 1,571.5 feet; thence South 31°37' East a distance of 181 feet to the northerly line of Strawberry Road; thence along the northerly line of said road North 55°34' East a distance of 210.1 feet; thence North 1,602 feet to the north line of said Government Lot 5; thence West 264.5 feet to the point of beginning;

Also Excepting the following described tract used as a county road:

Beginning at a point 126.6 feet north of the southwest corner of the said Government Lot 8; thence East 100.4 feet; thence north 24°35' East a distance 99.00 feet to a point; thence North 20°25' West a distance of 77 feet to a point; thence North 54°06' West to a point 33 feet East of the West line of said Government Lot 8; thence North to the north line of the Government Lot 5; thence West 33 feet to the northwest corner of said Government Lot 5; thence South to the point of beginning;

Also Excepting that portion thereof platted as HILLTOP MANOR according to the amended plat thereof on file and of record at Page 110 of Book A of Plat, Records of Skamania County, Washington.

Also Excepting that portion thereof lying within and southerly of County Road No. 2385 designated as El Paso Lane as described in deed dated May 14, 1970, and recorded at Page 759 of Book 61 of Deeds, Records of Skamania County, Washington; said excepted parcel lying westerly of the public road designated as Montell Terrace Extension and Montell Terrace and including a strip of land lying westerly of the west boundary of HILLTOP MANOR aforesaid and extending south to Strawberry Road.

Also Excepting 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.

(Assessor's Parcel No. 03753620138000)

Skamania County Assessor

Date 3-2-22 Parcel# 03753620138000
YH



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

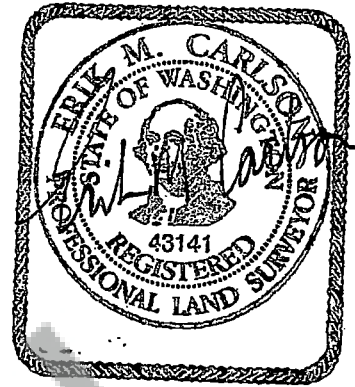
Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment, and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

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 'B'
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 03753620138000

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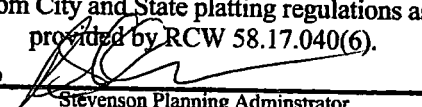
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December 29, 2021
EMC

Skamania County Assessor

Date 3-2-22 Parcel# 03753620138000
ym

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


Stevenson Planning Administrator