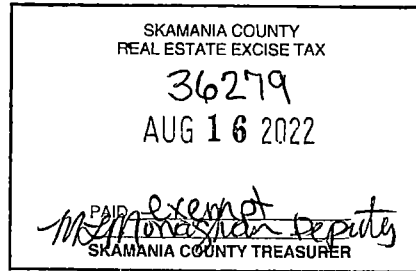




AFTER RECORDING RETURN TO:
Brian T. Comfort, Esq.
Comfort Davies Smith & Crawford P.S.
1901 65th Ave. W, Ste. 200
Fircrest, WA 98466



BOUNDARY LINE ADJUSTMENT DEED

Grantor : HARGADINE, LLC, a Washington limited liability company
Grantor : HARGADINE, LLC, a Washington limited liability company
Tax Parcel Nos. : 030829000400006 and 03082900040000 *LM 8/16/22*
Abbreviated Legal: Section 29 Township 3 North Range 8 East

THIS BOUNDARY LINE ADJUSTMENT AND DEED, is entered into the undersigned day, by and between HARGADINE, LLC, a Washington limited liability company, as Grantor and Grantee.

~~WHEREAS, the purpose of this deed is to effect a boundary line adjustment between adjoining parcels of land owned by the 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;~~ *8.16.2022*

WHEREAS, on July 26, 2021, the Skamania County Community Development Department issued an administrative decision approving a land division of a 46.6 acre parcel into two parcels;

WHEREAS, aforesaid division is made for the purpose of alteration, by adjusting boundary lines, between platted or unplatted lots, or both, and did not create any additional lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site;

WHEREAS, the previous legal description of the property is as identified in Exhibit A hereto;

WHEREAS, attached as Exhibit B is a site plan drawing prepared by Brown Surveying pictorially describing the boundary line adjustment creating the two twenty plus acre parcels.

NOW, THEREFORE, IT IS AGREED BY GRANTOR/GRANTEE AS FOLLOWS:

1. The Grantor/Grantee Hargadine, LLC, a Washington limited liability company, being the owner of the property previously described in Exhibit A hereto, does hereby deed, convey, quit claim and transfer the following described property to Hargadine, LLC, a Washington limited liability company, and it successors and assigns, in order to accomplish the boundary line adjustment creating what are now identified as Parcels A and B and legally situated in the County Skamania, State of Washington described as follows:

PARCEL A (03082900040006) – (03082900040000)

A portion of the Southwest quarter and Northwest quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a Skamania County Engineers Monument with a 1-1/2 inch aluminum cap marking the Center of Section 29, as shown in a Record of Survey recorded under Auditor's File Number 2017001432, Skamania County Auditor's Records;

Thence South 01°00'12" West, 1320.03 feet to a 1/2 inch iron rebar (ROS 2017001432) marking the Southeast corner of the Northeast quarter of the Southwest quarter of Section 29;

Thence North 88°48'37" West, along the South line of the Northeast quarter of the Southwest quarter of Section 29, for a distance of 940.00 feet to a point on the "WR2" line (ROS 2017001432) and the True Point of Beginning;

Thence North 52°51'36" East, along said "WR2" line (ROS 2017001432), for a distance of 261.78 feet;

Thence leaving said "WR2" line (ROS 2017001432), North 38°45'00" West, 140.00 feet to the Skamania County Community Development - 20-acre Exempt Land Division

Thence North 54°14'00" East, 193.00 feet;

Thence North 00°50'00" East, 422.00 feet;

Thence North 41°08'00" West, 154.00 feet;

Thence North 01°35'00" East, 230.00 feet;

Thence North 80°00'00" East, 305.00 feet;

Thence North 14°27'10" East, 481.08 feet more or less to a point on the Northerly line of the "Pacific Northwest Pipeline Corporation" Easement as described under Book 40, Page 434, Skamania County Auditor's Records;

Thence South 68°52'30" West, along the Northerly line of said "Pacific Northwest Pipeline Corporation" Easement, 1013.45 feet more or less to a point on the West line of the Northeast quarter of the Southwest quarter of Section 29;

Thence South 01°14'20" West, 1294.21 feet more or less to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29;

Thence South 88°48'37" East, 364.13 feet to the True Point of Beginning.

EXCEPT County Roads

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Approved by: NSA K-10 OKV MFB 8/16/22

Skamania County Community Development
- Boundary Line Adjustment

Approved by: NSA K-10 OKV MFB 8/16/22

Skamania County Assessor

Date 8/16/22 Parcel# 03082900040000
03082900040006

YIM

PARCEL B (03082900040000) ~~(03082900040000)~~

A portion of the Southwest quarter and Northwest quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a Skamania County Engineers Monument with a 1-1/2 inch aluminum cap marking the Center of Section 29, as shown in a Record of Survey recorded under Auditor's File Number 2017001432, Skamania County Auditor's Records;

Thence South 01°00'12" West, 1320.03 feet to a 1/2 inch iron rebar (ROS 2017001432) marking the Southeast corner of the Northeast quarter of the Southwest quarter of Section 29;

Thence North 88°48'37" West, along the South line of the Northeast quarter of the Southwest quarter of Section 29, for a distance of 940.00 feet to a point on the "WR2" line (ROS 2017001432);

Thence North 52°51'36" East, along said "WR2" line (ROS 2017001432), for a distance of 261.78 feet;

Thence leaving said "WR2" line (ROS 2017001432), North 38°45'00" West, 140.00 feet;

Thence North 54°14'00" East, 193.00 feet;

Thence North 00°50'00" East, 422.00 feet;

Thence North 41°08'00" West, 154.00 feet;

Thence North 01°35'00" East, 230.00 feet;

Thence North 80°00'00" East, 305.00 feet;

Thence North 14°27'10" East, 481.08 feet more or less to a point on the Northerly line of the "Pacific Northwest Pipeline Corporation" Easement as described under Book 40, Page 434, Skamania County Auditor's Records;

Thence North 68°52'30" East, along the Northerly line of said "Pacific Northwest Pipeline Corporation" Easement, 388.62 feet more or less to a point on the East line of the Southeast quarter of the Northwest quarter of Section 29;

Thence South 01°00'12" West, 506.55 feet more or less to the Point of Beginning.

EXCEPT County Roads

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

(more commonly described as 131 Wind River Road)

2. Aforesaid created lots satisfy the minimum lot size and dimensional requirements of the zoning designation in which they are located.

3. The proposed parcel is to be segregated was in existence in its current configuration on January 1, 2020.

4. The Grantor/Grantee acknowledges that Skamania County provides no warranty that the parcels have been reviewed for buildability, water availability, sewer, or access. Buyers of such lots shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcels.

GRANTOR/GRANTEE:

Date: 8-12-2022

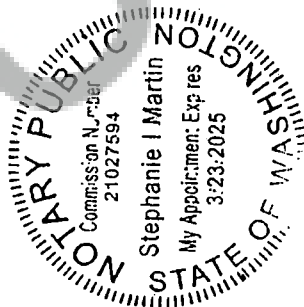
HARGADINE, LLC

By: Edward E. Hargadine
Edward Hargadine, Governor

State of Washington)
County of Pierce) : ss
Skamania

I, the undersigned, a Notary Public, do hereby certify that on 12th day of August, 2022, Edward Hargadine, known to me to be a Governor of Hargadine, LLC, that executed the foregoing Boundary Line Adjustment Deed as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, personally appeared before me, and on oath stated that he is authorized to execute said instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12th day of August, 2022.



Print name: Stephanie Martin
NOTARY PUBLIC in and for the State of
Washington, residing at: Skamania
My commission expires: 03-23-2025

GRANTOR/GRANTEE:

Date: 8/12/2022

HARGADINE, LLC

By: Diane A. Hargadine
Diane A. Hargadine, Governor

State of Washington)
 : ss
County of Pierce)

I, the undersigned, a Notary Public, do hereby certify that on 12th day of August, 2022, Diane A. Hargadine, known to me to be a Governor of Hargadine, LLC, that executed the foregoing Boundary Line Adjustment Deed as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, personally appeared before me, and on oath stated that she is authorized to execute said instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12th day of August, 2022.



Brian T. Comfort
Print name: Brian T. Comfort
NOTARY PUBLIC in and for the State of
Washington, residing at: Tacoma
My commission expires: 8-21-22

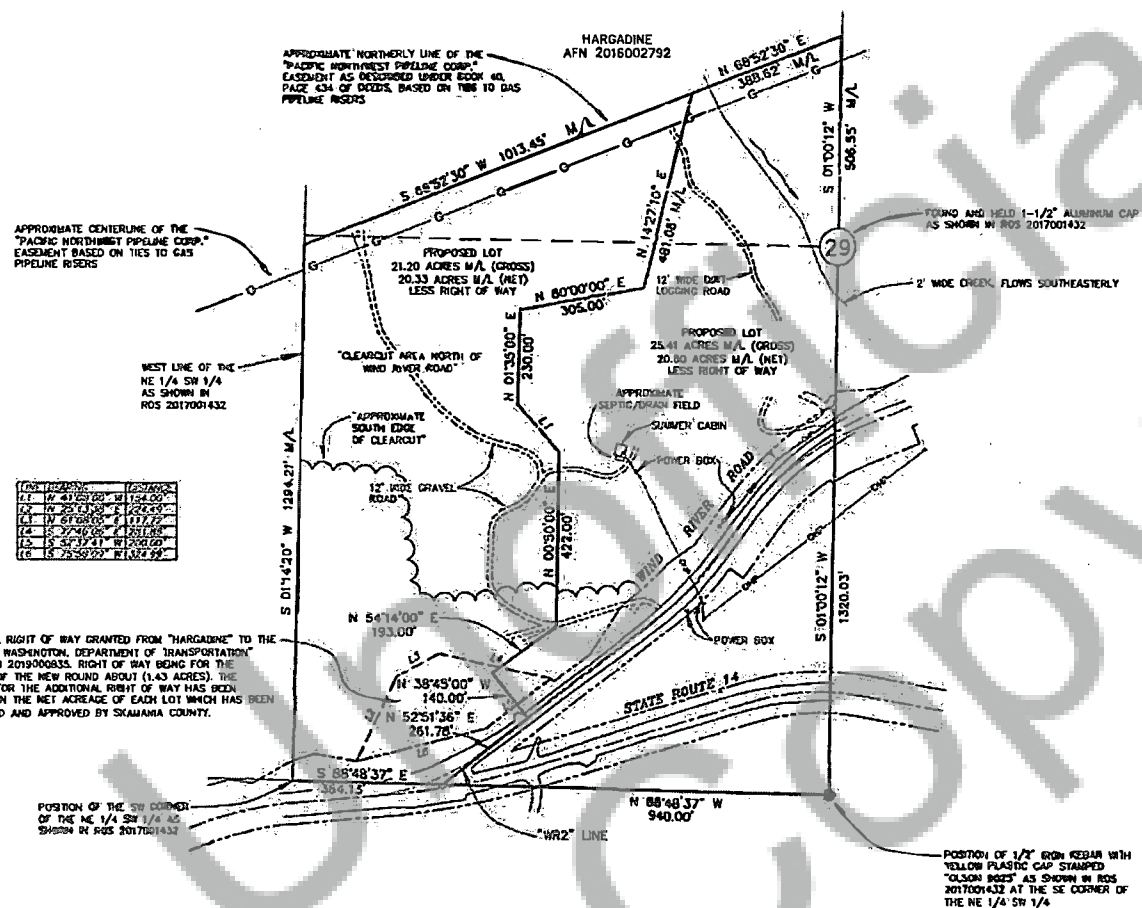
EXHIBIT B

SHEET INDEX
 SHEET 1 BOUNDARY DATA
 SHEET 2 DETAIL OF WESTERLY HALF OF PROPERTY
 SHEET 3 DETAIL OF EASTERLY HALF OF PROPERTY

HARGADINE
 PARCEL NO. 03082900040000
 TOTAL AREA = 46.60 ACRES M/L
 (GROSS)
 40.93 ACRES M/L (NET) LESS
 RIGHT OF WAY

DEED REFERENCE
 DEED PLAT DEED
 HARGADINE
 TO
 HARGADINE
 BOOK 103, PAGE 330
 (11-17-1988)

SITE PLAN
 IN THE SE 1/4 NW 1/4 AND
 THE NE 1/4 SW 1/4 OF
 SECTION 29, T3N, R8E, W.M.
 SKAMANIA COUNTY, WA.



LOS (100000)	LOS (100000)
1.1 W 41°02'00" W 134.00'	
1.2 W 20°13'00" W 124.00'	
1.3 W 07°00'00" W 117.72'	
1.4 S 77°46'00" E 201.88'	
1.5 S 47°14'11" W 100.00'	
1.6 S 75°50'00" W 102.79'	

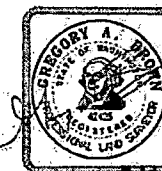
NOTE 1
 ADDITIONAL RIGHT OF WAY GRANTED FROM "HARGADINE" TO THE "STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION" UNDER AFN 2019000833, RIGHT OF WAY BEING FOR THE PURPOSE OF THE NEW ROUND ABOUT (1.43 ACRES). THE ACREAGE FOR THE ADDITIONAL RIGHT OF WAY HAS BEEN INCLUDED IN THE NET ACREAGE OF EACH LOT WHICH HAS BEEN RECOGNIZED AND APPROVED BY SKAMANIA COUNTY.

NOTE
 DWELLINGS ARE SERVED WITH COUNTY PUD WATER

RIGHT OF WAY LINEWORK FOR STATE ROUTE 14 AND WIND RIVER ROAD CALCULATED FROM ROS 2017001432

LEGEND:

- INDICATES MONUMENT FOUND (UNLESS NOTED OTHERWISE)
- ROS RECORD OF SURVEY
- AFN AUDITOR'S FILE NUMBER
- M/L MORE OR LESS
- OVERHEAD POWER
- GUY ANCHOR



SCALE: 1"=200'
 JOB NO. 18-024
 DATE: 5-1-2021
 CALC BY: GAB
 DRAWN BY: GAB
 CHECKED BY: EYB
 SHEET 1 OF 3

BROWN
 SURVEYING PLLC
 PO BOX 414
 AMBOY, WA 98601
 360-600-0846
 ebrownsurveying@gmail.com