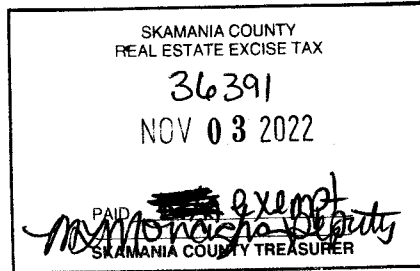




AFTER RECORDING MAIL TO:

ACE A. HACKNEY
22 PINE DROP DRIVE
Washougal, WA 98671



Grantor(s): NATHAN C. COLTRANE, BETTY M. COLTRANE, husband and wife
Grantee(s): ACE A. HACKNEY, an unmarried man
Assessor's Property Tax Parcel Acct. No.: 02052000060200, 02052000060300
Abbr. Legal Description: Ptn Lot 1, SP Vol 2 p 9; Ptn Lot 1, SP Vol 2 p 9 *ym 11/3/22*

Boundary Line Adjustment

WHEREAS, NATHAN C. COLTRANE and BETTY M. COLTRANE, husband and wife, are the owners of the following described parcel of real property (hereinafter the "Coltrane parcel"):

Tax Parcel No. 02052000060200 *ym 11/3/22*

LOT 1 OF THE LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT, RECORDED IN BOOK "2" OF SHORT PLATS, PAGE 9, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

EXCEPT THE NORTH 209 FEET OF THE WEST 209 FEET THEREOF; and

WHEREAS, ACE A. HACKNEY, an unmarried man, is the owner of the following-described real property in Skamania County, Washington (the "Hackney parcel"):

Tax Parcel No. 02052000060300 *ym 11/3/22*

A tract of land in the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

The North 209 feet of the following:

The West 209 feet of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Also known as a portion of Lot 1 of the Luther D. Dickinson and Sheila Dickinson Short Plat, recorded in Book 2 of Short Plats, Page 9, records of Skamania County, Washington.

AND, WHEREAS it is the intention of the undersigned that the boundary lines of the parcels described above be adjusted as set forth hereinbelow without creating any additional parcel, incorporating by this reference the language contained in the attached Exhibit "C";


NOW, THEREFORE, NATHAN C. COLTRANE and BETTY M. COLTRANE, husband and wife, for BOUNDARY LINE ADJUSTMENT PURPOSES, hereby convey and quitclaim to ACE A. HACKNEY, an unmarried man, the North 209 feet of the parcel first above described (the South line of the property conveyed hereby being the Easterly extension of the South line of the Hackney parcel), with the intention that the real property conveyed hereby shall become a portion of the Hackney parcel, and that no additional parcel be created hereby.

Boundary Line Adjustment--1

FURTHER, ACE A. HACKNEY, an unmarried man, in consideration of the mutual covenants contained herein, grants and conveys to NATHAN C. COLTRANE and BETTY M. COLTRANE, husband and wife, (1) a 30-foot easement for ingress, egress and utilities over, under and across the Westerly portion of the Hackney parcel described hereinabove, the centerline of which is the centerline of an existing roadway as it exists on the date of this document and (2) an easement for septic drainfield purposes over, under and across that portion of the Hackney parcel as described in the attached Exhibit "B" and as shown on the map attached hereto as Exhibit "A."

Dated: 7-1-22


NATHAN C. COLTRANE


ACE A. HACKNEY


BETTY M. COLTRANE

STATE OF WASHINGTON }
COUNTY OF Skamania } ss

This record was acknowledged before me on July 1st, 2022 by NATHAN C. COLTRANE and BETTY M. COLTRANE.

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


Notary Public in and for the State of Washington
My commission expires:

STATE OF WASHINGTON }
COUNTY OF Skamania } ss

This record was acknowledged before me on July 1st, 2022 by ACE A. HACKNEY.

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


Notary Public in and for the State of Washington
My commission expires:

EXHIBIT "A"

MATHEWS ROAD

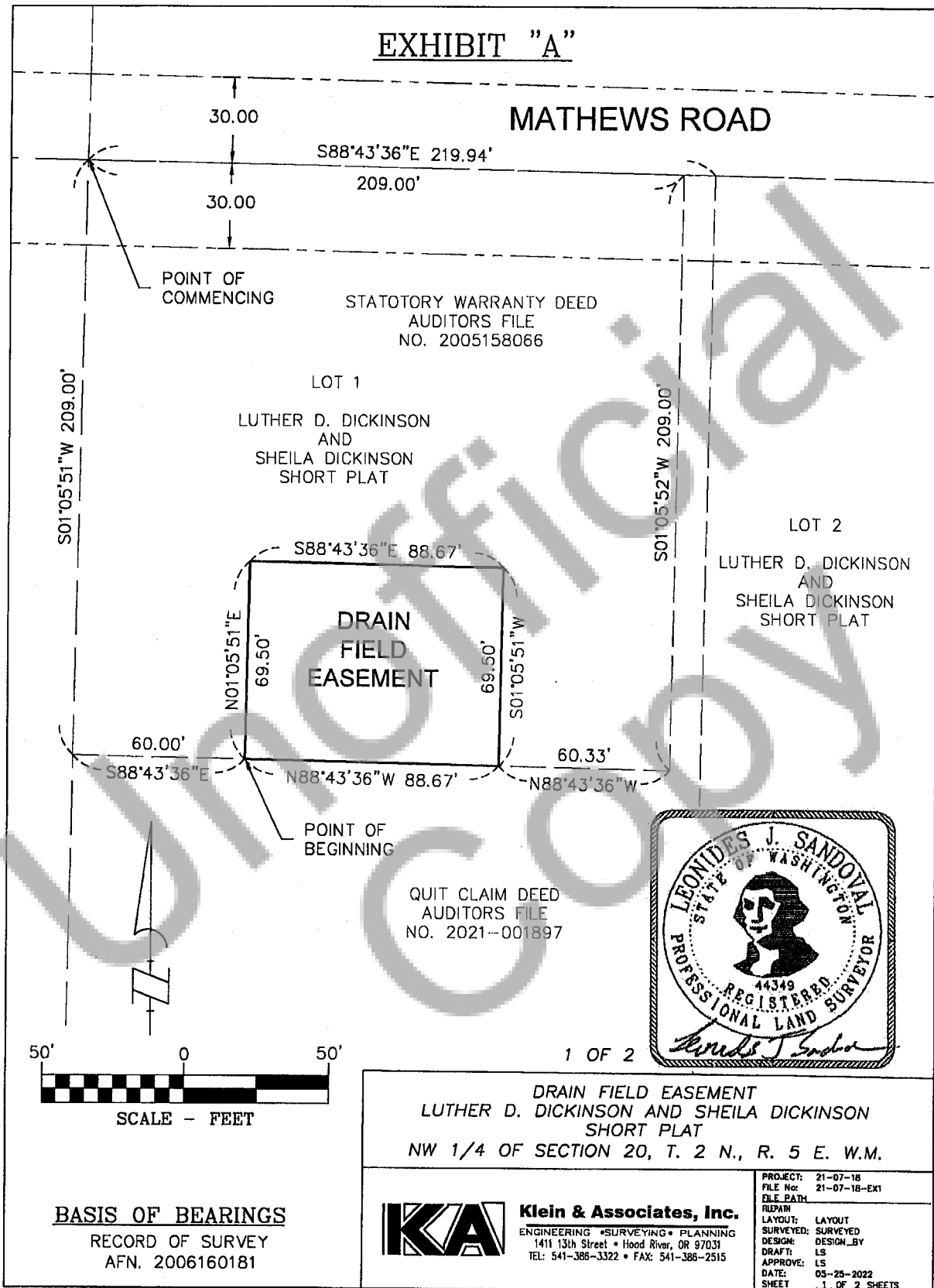


EXHIBIT "B"

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN AUDITORS FILE NO. 2005158066, BEING A PORTION OF LOT 1, LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT, RECORDED IN BOOK 2, PAGE 9, RECORDS OF SKAMANIA COUNTY, WASHINGTON. SAID TRACT IS LOCATED IN THE SE 1/4, OF THE NW 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT, RECORDED IN BOOK 2, PAGE 9, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE SOUTH 01°05'51" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.00 FEET;
THENCE SOUTH 88°43'36" EAST, ALONG THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN AUDITORS FILE NO. 2005158066, A DISTANCE OF 60.00 FEET AND THE POINT OF BEGINNING;
THENCE NORTH 01°05'51" EAST, A DISTANCE OF 69.50 FEET;
THENCE SOUTH 88°43'36" EAST, A DISTANCE OF 88.67 FEET;
THENCE SOUTH 01°05'51" WEST, A DISTANCE OF 69.50 FEET;
THENCE NORTH 88°43'36" WEST, A DISTANCE OF 88.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 6,162 SQUARE FEET MORE OR LESS.

Skamania County Community Development
- Boundary Line Adjustment

Approved by:

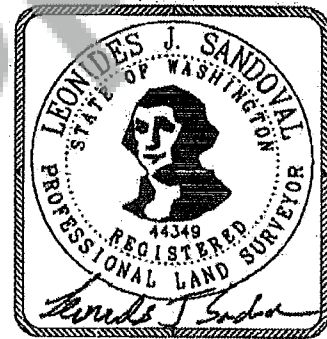
[Signature] 11/3/2022

Skamania County Assessor

Date 11-3-22 Parcel# 02052000060200
02052000060300

RM

2 OF 2



DRAIN FIELD EASEMENT
LUTHER D. DICKINSON AND SHEILA DICKINSON
SHORT PLAT
NW 1/4 OF SECTION 20, T. 2 N., R. 5 E. W.M.



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 21-07-18
FILE NO: 21-07-18-EX1
FILE PATH:
LAYOUT: LAYOUT
SURVEYED: SURVEYED
DESIGN: DESIGN_BY
DRAFT: LS
APPROVE: LS
DATE: 05-25-2022
SHEET: 2 OF 2 SHEETS

EXHIBIT "C"

Purpose of Deed

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 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.