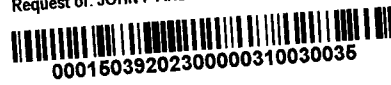


Skamania County, WA  
Total: \$205.50  
QCDBLA  
Pgs=3

2023-000031  
01/05/2023 02:43 PM

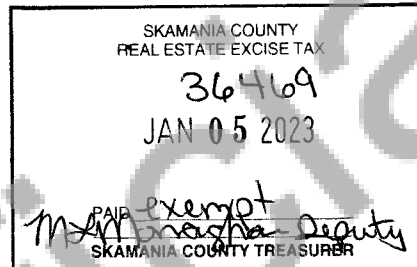
Request of: JOHN F AND CLODIA PEYROLLAZ



John F and Cloida Peyrollaz  
PO Box 188  
Carson, WA 98610

After recording, return to (Name, Address, Zip):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Quit Claim Deed

### "Boundary Line Adjustment"

Five Acre Land Division Exempt Per SCC 17.64.040(H)

**The Grantors,** John F. Peyrollaz and Cloida F. Peyrollaz, Trustee of the John F. Peyrollaz and Cloida F. Peyrollaz Trust agreement dated November 13, 1996, as owners of that certain tract of land described in Quitclaim Deed, recorded in Auditor's File Number 2016000617, being a tract of land located in The SW Quarter of the NW Quarter of Section 28, Township 3 North Range 8 East, of the Willamette Meridian, Tax Lot 03082820100000.

The true and actual consideration paid for this conveyance is for purposes of estate planning and consists of value wholly other than of cash.

Conveys and quit claims to John F. Peyrollaz and Cloida F. Peyrollaz, Trustee of the John F. Peyrollaz and Cloida F. Peyrollaz Trust agreement dated November 13, 1996. **(Grantee)**

The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, State of Washington, more particularly described as follows:

See attached Exhibit "A"

The purpose of this deed is to create a tract of land by a one-time 5-acre land division exemption.

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.

Dated, 5<sup>th</sup> day of January, 2023

John F. Payrollaz, Trustee  
John F. Payrollaz (Grantor)

Cloida F. Payrollaz, Trustee  
Cloida F. Payrollaz (Grantor)

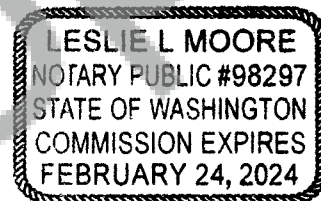
STATE OF WASHINGTON )  
COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that **John F. Peyrollaz and Cloida F. Peyrollaz**, Trustee of the John F. Peyrollaz and Cloida F. Peyrollaz Trust agreement dated November 13, 1996, are the people who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 5<sup>th</sup> day of January, 2023.

Leslie L Moore  
NOTARY PUBLIC

My appointment expires: 2/24/2024



## EXHIBIT "A"

### Legal Description

#### New tract

#### Per the one-time 5-acre land division exemption

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, State of Washington, more particularly described as follows:

**Commencing** at a 2" iron pipe marking the NW 1/16 corner of said Section 28, Township 3 North, Range 8 East; Thence South 01°21'16" West along the east line of the Southwest Quarter of the Northwest Quarter of Section 28, a distance of 231.05 feet; Thence North 89°58'51" West, 25.01 feet to the Southeast corner of that certain tract of land described in personal representative deed recorded in Skamania county Auditors file no. 2021-001409 also being the **Point of Beginning** of this description;

Thence South 01°21'16" West, parallel with and 25.00 feet west of said east line of the Southwest Quarter of the Northwest Quarter, a distance of 611.16 feet to a point; Thence North 89°47'36" West, a distance of 455.14 feet to a point; Thence North 30°49'12" West, a distance of 81.11 feet to a point; Thence North 01°42'35" East, a distance of 540.09 feet to the Southwest corner of that certain tract of land described as parcel 1 of quit claim deed recorded in Skamania county in Book 131, Page 444; Thence South 89°58'51" East, a distance of 495.02 feet along the South line of said tract described in Book 131, Page 444 and also the South line of Lots 1 and 2 of the Ronald & Charlene Anderson Short Plat and the easterly projection thereof to the **Point of Beginning**.

Containing 6.93 acres, more or less

Skamania County Assessor  
Date 1/5/23 Parcel # 3-8-28-2-1000  
CS

Approved by: Mandy Hunt 1/5/23  
Skamania County Community Development - Boundary Line Adjustment