

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

2023-000111

01/24/2023 02:18 PM

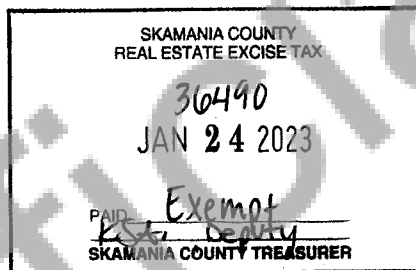
Request of: CHRISTOPHER DELANEY



Christopher Delaney
PO Box 618
Washougal, WA 98671-0618

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

Same



Quit Claim Deed "Boundary Line Adjustment"

Five Acre Land Division Exempt Per SCC 17.64.040(H)

The Grantors, Christopher Delaney, who acquired title as Chris Delaney, a single man as the owner of that certain tract of land, described in Statutory Warranty Deed, Recorded August 26, 2005, Auditor's File Number 2005158509, being a tract of land located in the Northeast Quarter of Section 30, Township 2 North, Range 5 East, of the Willamette Meridian, (Tax Lot 02053000110100) C.S.

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 unto the same, Christopher Delaney, "Grantee"

The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein, described on attached Exhibit "A" and shown on attached Exhibit "B", which is made apart of this document.

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, 23 day of January, 2023


Christopher Delaney (Grantor)

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Christopher Delaney is the person 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 23 day of January, 2023.


NOTARY PUBLIC

My appointment expires: 12/1/2024

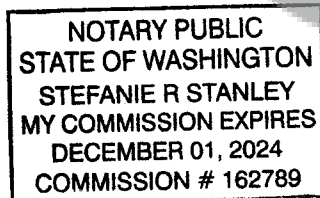
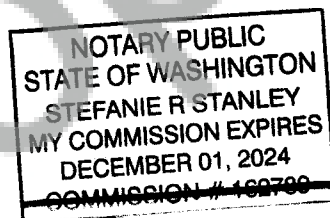


EXHIBIT "A"

Legal Description

New Tract 2

Per the one-time 5-acre land division exemption

A Tract of land located in the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, County of Skamania, State of Washington, described as follows:

Commencing at the Northeast corner of Lot 4 of the Amended Johnson Short Plat, recorded in Book 3 of Short Plats, Page 225, Skamania County Records; thence South 10°30'40" East, 201.76 feet along the East line of the certain tract of land described in Statutory Warranty Deed, recorded November 04, 2020, Auditor's File No. 2020-003070; thence South 00°17'06" West, 140.73 feet along aforesaid East line to the **Point of Beginning** of this description; thence South 89°34'10" East, 635.51 feet to the East line of that certain tract of land, conveyed to Chris Delaney, in Statutory Warranty Deed, recorded August 26, 2005, Auditor's File No. 2005158509, also being the centerline of Panda Road; thence South 00°32'55" West, 343.67 feet along aforesaid Delaney Tract to the Southeast corner thereof; thence North 89°29'53" West, 633.94 feet along the South line of said Delaney Tract to the Southeast corner of said tract described in Statutory Warranty Deed, recorded November 04, 2020, Auditor's File No. 2020-003070; thence North 00°17'06" East 342.88 feet, back to the **Point of Beginning**.

Containing 5.00 acres, More or less.

Skamania County Assessor

Date 1/24/23 Parcel# 2-5-35-1101
JNF

Skamania County
Community Development

One-time 5-acre Exemption

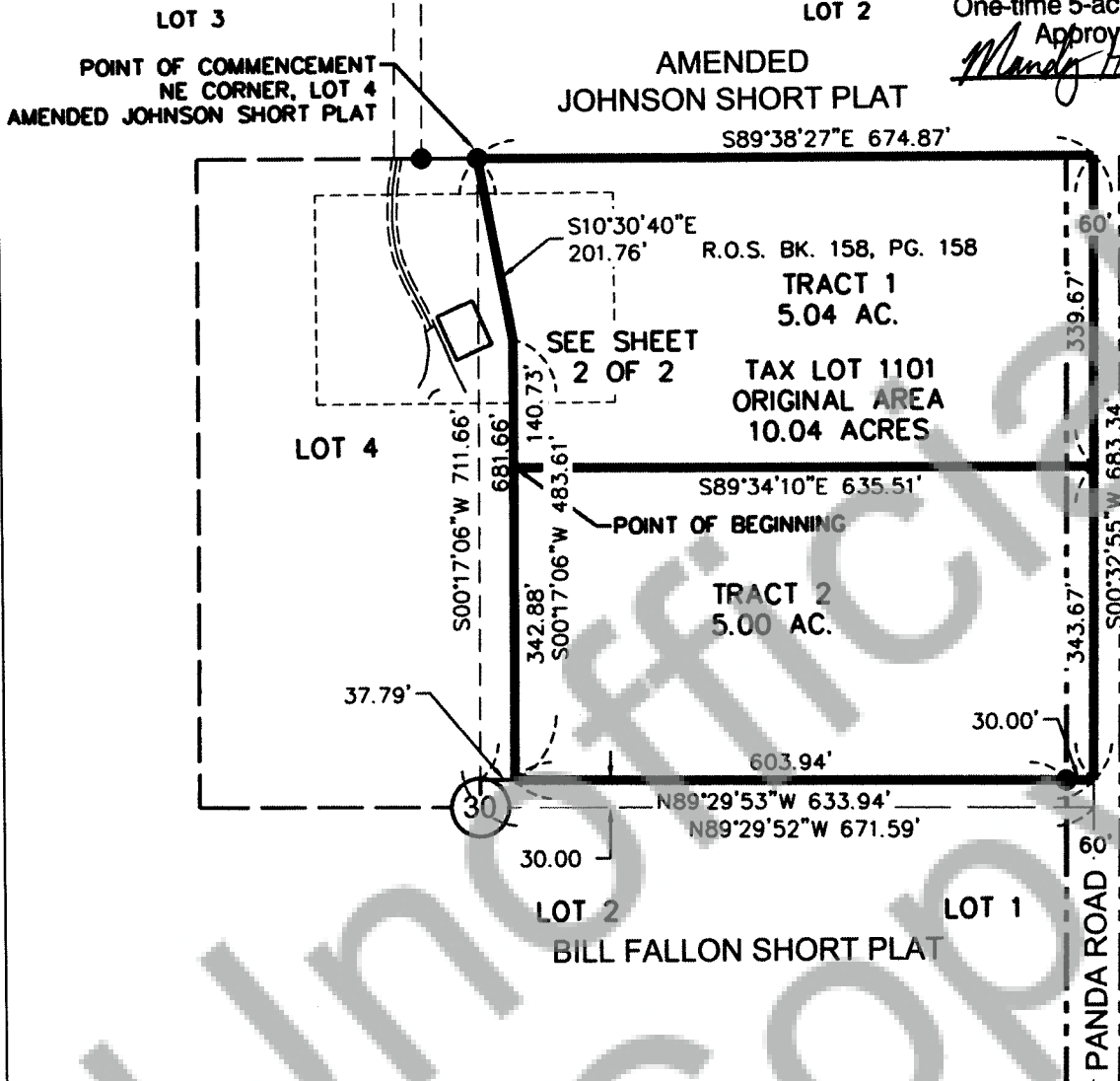
Approved by
Mandy Hurlburt 1/24/23

EXHIBIT "B"

Skamania County
Community Development

One-time 5-acre Exemption

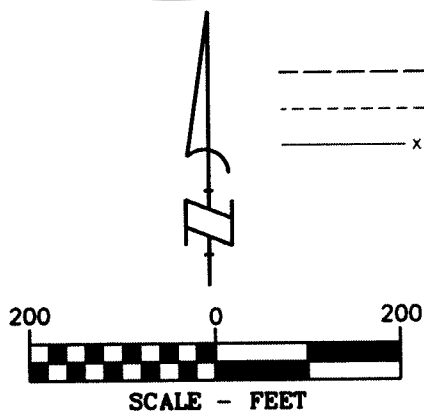
Approved by:
Mandy Hurd 1/24/23



LEGEND

- FOUND MONUMENT OF RECORD
- R.O.S. RECORD OF SURVEY
- - - EDGE OF ASPHALT
- - - EDGE OF GRAVEL
- x - FENCE LINE

PRELIMINARY



BASIS OF BEARINGS
AMENDED JOHNSON SHORT PLAT
BOOK 3, OF SHORT PLAT 255

PROPERTY EXHIBIT
LOCATED IN THE SW 1/4 OF NE 1/4,
SECTION 30, T. 2N., R. 5E., W.M.



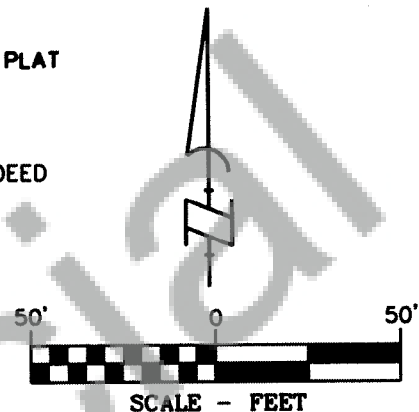
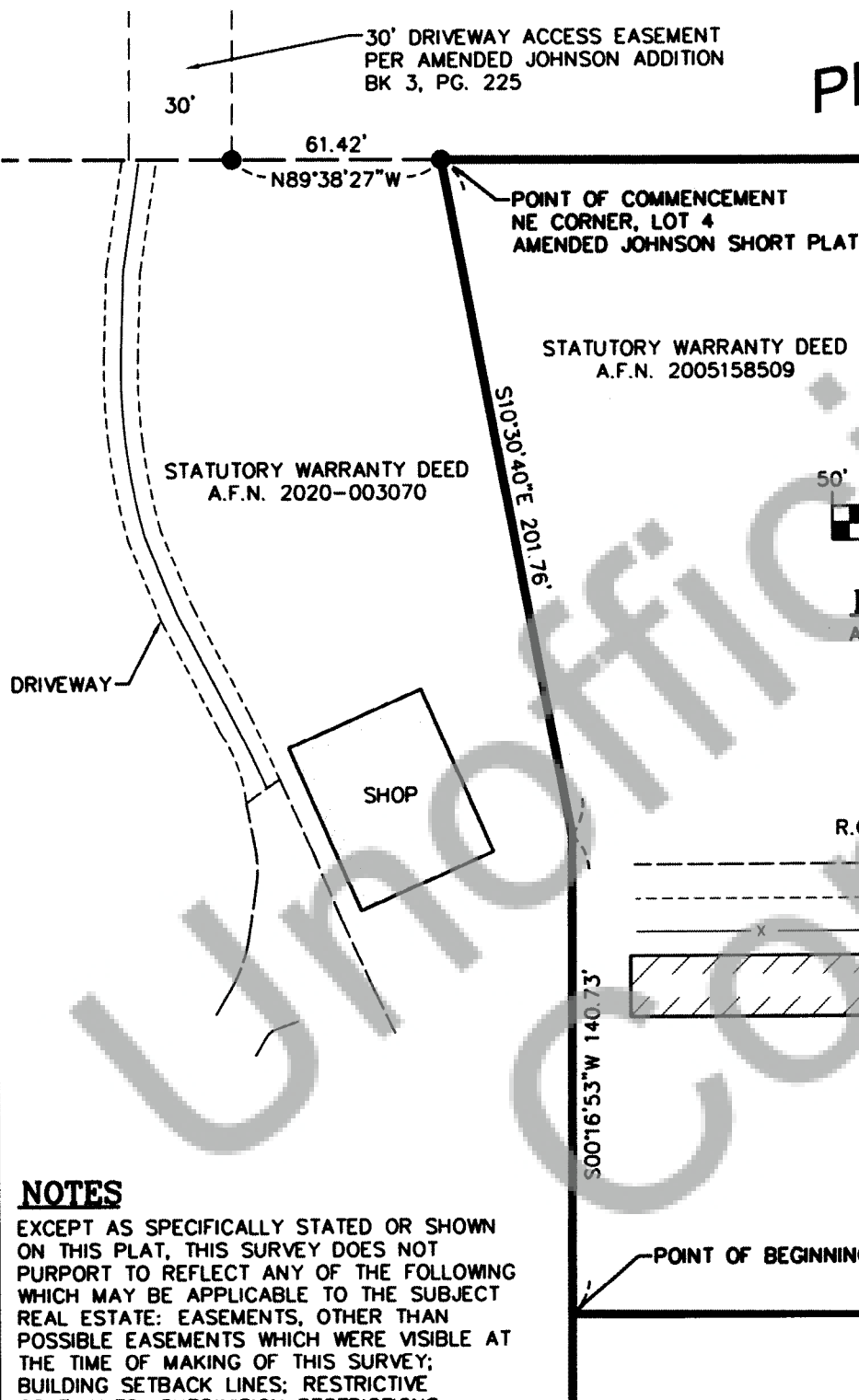
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT:	22-12-02
FILE NO:	221202EHL010
FILE PATH:	
REPORT:	0111
SURVEYED:	JK
DESIGN:	JK
DRAFT:	JK
APPROVE:	JK
DATE:	12/21/2022
SHEET:	1 OF 2 SHEETS

EXHIBIT "B"

PRELIMINARY

DATE 12/7/2022
SCALE 1/4" = 100'



BASIS OF BEARINGS

AMENDED JOHNSON SHORT PLAT
BOOK 3, OF SHORT PLAT 255

LEGEND

- FOUND MONUMENT OF RECORD
- R.O.S. RECORD OF SURVEY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- FENCE LINE
- [Hatched Box] BUILDING

NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AND ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL BUILDINGS, SURFACE, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.



PROPERTY EXHIBIT
LOCATED IN THE SW 1/4 OF THE NE 1/4,
SECTION 30, T. 2N., R. 5E., W.M.



Klein & Associates, Inc.

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

PROJECT: 22-12-02
FILE NO.: 221202HLOWO
FILE PATH:
RUPIN:
LAYOUT: SH11
SURVEYED: KA
DESIGN: JK
DRAFT: TA
APPROVE: JK
DATE: DEC/2022
SHEET: 2 OF 2 SHEETS