

Skamania County, WA
Total: \$206.50
DEED
Pgs=4

2023-000662

05/15/2023 10:24 AM

Request of: DEPARTMENT OF TRANSPORTATION



AFTER RECORDING RETURN TO:

ATTN: REAL ESTATE SERVICES
DEPARTMENT OF TRANSPORTATION
P. O. BOX 47338
OLYMPIA, WA 98504-7338

Document Title: Quitclaim Deed

Grantor: State of Washington, acting by and through its Department of Transportation

Grantee: City of Stevenson, a municipal corporation of the State of Washington

Legal Description: Ptn NE ¼ of Section 1, T2N, R7E, a portion of SW ¼ of the SW ¼ of Section 36, Township 3 North, Range 7 1/2 East, W.M. and a portion of Block 6, RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, WASHINGTON, Book A, Page 21

Additional Legal Description is on Page 1 and 2

Assessor's Tax Parcel Number: None Assigned-Public Road

Not creating any parcels

Skamania County

Real Estate Excise Tax

36651

MAY 15 2023

QUITCLAIM DEED

IN THE MATTER OF SR 14, STEVENSON VICINITY

PAID

EXEMPT

Skamania County Treasurer

The STATE OF WASHINGTON, acting by and through its Department of Transportation, Grantor, for and in accordance with that agreement of the parties entitled Turnback Agreement, No. TB 4-0063, dated June 25, 1996, and Turnback Agreement No. TB 4-0063 Amendment No. 1 dated September 6, 2022, and Turnback Agreement No. TB 4-0063 Amendment No. 2 dated November 3, 2022, hereby conveys and quitclaims unto the CITY OF STEVENSON, a municipal corporation of the State of Washington, Grantee, all right, title, and interest, being fee and easement under the jurisdiction of the Department of Transportation, in and to the following described real property situated in Skamania County, State of Washington:

All that part of the area designated for Relinquishment to City; Slope Easement and Longitudinal Easement for transfer to City as shown on Exhibit A-2 to said Turnback Agreement TB 4-0063, dated June 25, 1996, and Turnback Agreement No. TB 4-0063 Amendment No. 1 dated September 6, 2022, and Turnback Agreement No. TB 4-0063 Amendment No. 2 dated November 3, 2022, now on

file in the office of the Secretary of Transportation at Olympia, located within the limits of SR 14, STEVENSON VICINITY, right of way plan, the specific details concerning all of which are delineated on sheets 1 and 2 of 2 sheets, approved February 12, 1996 revised June 10, 2022, lying within:

The Northeast quarter of Section 1, Township 2 North, Range 7 East, W.M.; the Southwest quarter of the Southwest quarter of Section 36, Township 3 North, Range 7-1/2 East W.M.; and Lots 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 6, RIVERVIEW ADDITION to the Town of Stevenson, according to the plat thereof, recorded in n Book A of Plats, at Page 21, W.M., all in Skamania County, Washington.

Also, that certain easements as acquired under Stipulated Judgement and Decree of Appropriation, filed in Skamania County Superior Court Cause No. 95-2-00180-9. Subject to all terms and conditions therein.

It is understood and agreed that the above referenced property is transferred for road and street purposes only. The Grantee shall not vacate, sell, rent or use the property (or any portion thereof) for non-transportation uses without first obtaining the Grantor's prior written approval. The Grantee, agrees on behalf of itself and its successors or assigns, not to revise either the right of way lines or the access control without first obtaining the Grantor's prior written approval. Should the Grantor authorize the vacation, sale, rental or use of the property (or any portion thereof) for non-transportation uses, the Grantee, agrees at its cost to determine by appraisal the fair market value/economic rent of the property (or any portion thereof), and the Grantee and Grantor agree to proportionally share in the value of the property in the same proportion as the purchase costs were shared.

It is understood and agreed the Grantor is retaining ownership of all rights of ingress and egress, to, from and between the above referenced state highway route and/or Roadway Facilities and the properties abutting said state highway route and/or Roadway Facilities, including all rights of access, light, view and air, and access control as shown by the access prohibition symbol and as shaded on Exhibit A-2 to Turnback Agreement No. TB 4-0063 Amendment No. 2, dated November 3, 2022, along the above referenced state route and/or Roadway Facilities right of way and along abutting properties on the right of way access plans marked as Exhibit A-2. The Grantee, its successors or assigns, shall have no right of ingress or egress between the above referenced state route and abutting properties, or the state route and the lands herein conveyed that show the access prohibition symbol and as marked on Exhibit A-2. The Grantee, its successors or assigns, shall not be entitled to compensation for any loss of access, light, view, or air occasioned by the

location, construction, reconstruction, maintenance, or operation of the above referenced state route and/or Roadway Facilities.

The Grantee, on behalf of itself and its successors, or assigns, waives and/or releases the Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further the Grantee, its successors or assigns, shall have no right of compensation for damages to the property herein conveyed caused directly or indirectly by highway drainage or runoff.

The Grantee accepts said deed subject to all matters of record.

The Grantee agrees to comply with, and require its successors or assigns to comply with, all civil rights and anti-discrimination requirements of Chapter 49.60 RCW, as to the right of way and Roadway Facilities herein conveyed.

The lands herein described are not required for State highway purposes and are conveyed pursuant to the provisions of RCW 36.75.090.

Dated at Olympia, Washington, this 11 day of April, 2023

STATE OF WASHINGTON


Roger Millar, PE, FASCE, FAICP
Secretary of Transportation

APPROVED AS TO FORM:

By: 

Assistant Attorney General

REVIEWED AS TO FORM:
CITY OF STEVENSON - GRANTEE

By: [Signature]

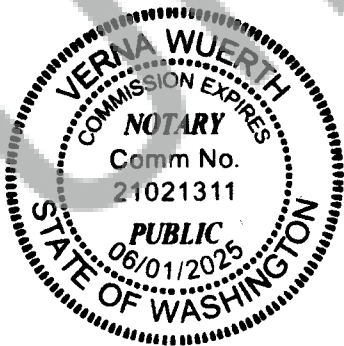
Name: Kenneth B. Woodruff

Title: City Attorney

STATE OF WASHINGTON)
) ss
County of Thurston)

On this 11th day of April, 2023 before me personally appeared Roger Millar, known to me as the Secretary of Transportation, Washington State Department of Transportation, and executed the foregoing instrument, acknowledging said instrument to be the free and voluntary act and deed of the State of Washington, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Given under my hand and official seal the day and year last above written.



[Signature]
Notary Public in and for the State of
Washington, residing at Olympia

My Commission Expires 6/1/25