Skamania County, WA Total:\$206.50 QCDBLA Pos=4

2023-000806 06/08/2023 09:07 AM

Request of: JAY AND KARALEE HOLTMANN

00016106202300008060040043

AFTER RECORDING MAIL TO:

Jay and Karalee Holtmann PO Box 2067 White Salmon, WA 98672

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36693

JUN 08 2023

EXEMPT

Quit Claim Deed Boundary Line Adjustment

The GRANTORS, Frederick Jay Holtmann and Karalee Holtmann, Husband and Wife as Joint Tenants, owners of the Parcel described in Quit Claim Deed filed under Auditor File Number 2022-000036, records of Skamania County and known as Tax Parcel Number 03101600010100

hereby grant, convey and quit claim their rights and interests to

The GRANTEES, Frederick Jay Holtmann and Karalee Holtmann, Husband and Wife as Joint Tenants, their heirs and assignees;

together with all after acquired title of the Grantors, the following described real estate situated in the County of Skamania, State of Washington:

See Exhibit 'A'

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.

This parcel is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel / Account Number(s): 03101600010100

Dated this 10th	day of	9	, 2023.
Frederick Jay Holtmann	John-)	
Frederick Jay Holtmann	•		
STATE OF WASHINGTON			4.
\ ss			
County of Skamania			
On this 10th day Frederick Jay Holtman	of may	, 2023, bet	fore me, personally appeared
satisfactory evidence) to be the pe	<u>n</u> , personally kno rson whose name i	wn to me (or proved to s subscribed to this ins	ome on the basis of strument, and acknowledged
that they executed it as their free a	nd voluntary act fo	or the uses and purpose	s therein mentioned.
MARIA PIKE	40.4	0.	
Notary Public State of Washington	Notary Publ	ic in and for the State	of Washington.
Commission # 209369 My Comm. Expires July 22, 2023	Res	iding at Page	WA
my commit expired any any	My appoint	ment expires: Jel	J2,2023
		1	5
a sich			
Dated this	day of May		, 2023.
Typuller Holling	enn		
Karalée Holtmann			J -
	· _		
STATE OF WASHINGTON			-
County of Skamania ss	- ((
		20221.6	
On this 10th day Karaleo Holtman	personally kno	, 2023 before what to me (or proved to	ore me, personally appeared or me on the basis of
satisfactory evidence) to be the pe	rson whose name i	s subscribed to this ins	trument, and acknowledged
that they executed it as their free a	na voiumary act ic	n me uses and purpose	s merem memonea.
	Maria	Pici	
MARIA PIKE	Notary Pub	ic in and for the State	of Washington,
Notary Public State of Washington Commission # 200269		_	WA
Commission # 209369 My Comm. Expires July 22, 2023	My appoints	nent expires: <u>Jele</u>	99, 2023

Exhibit 'A'

A tract of land in the East half of the Northeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, being a portion of Tax Parcel 03101600010100, more particularly described as follows:

Commencing at the Northeast corner of said Section 16, as shown on Record of Survey recorded under Auditor File Number 2005160075, Skamania County Records;

Thence along the North line of said Section 16 North 88°39'04" West, a distance of 1323.08 feet, more or less to the Northwest corner of the East half of the Northeast quarter and a brass cap as shown on Record of Survey recorded in Book 2, Page 130, Skamania County Records;

thence Southerly, along the West line of the East half of the Northeast quarter of said Section 16 South 03°10'43" West, a distance of 1305.22 feet, more or less to the intersection of said West line and the National Scenic Area boundary line as shown on Record of Survey recorded under Auditor File Number 2005160075, Skamania County Records;

thence along said National Scenic Area boundary line North 57°42'01" East, a distance of 453.75 feet, more or less;

thence Northerly and parallel to the West line of the East half of the Northeast quarter of said Section 16 North 03°10'43" East, a distance of 1053.68 feet, more or less to the North line of said Section 16:

thence along said North line North 88°39'04" West, a distance of 369.69 feet, more or less to the Point of Beginning.

Containing 10.01 Acres, more or less.

TOGETHER WITH a 30' (30.00 feet) wide Easement for Ingress, Egress and Utilities, more particularly described as follows:

The North 30 feet of the East 953.39 feet of the Northeast quarter of the Northeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian in Skamania County, Washington.

Skamania County Assessor

Date 6 8/23 Parcel #03 10 1600 010 00 - Boundary Line Adjustment

Skamania County Community Development

- 10-acre Exempt Land Division Approved by Musly Hutl 6/8/23

IN NE 1/4 AND SE 1/4 OF THE NE1/4 RECORD OF SURVEY SEC 16, T3N, R10E, W.M.

UNDERWOOD, WA

FOUND # HELD 3" BRASS CAF (REFF I)

N88 39 04 W 1323 08 (1323 28 REF 3)

. 969.69.

30' ACCESS AND UTILITY
MENT AS PER QUIT CLAIM

FOUND & HELD 3" BRASS CAP (REF 2)

FOUND SECTION CORNER MONIMENT AS NOTED LEGEND

CALCULATED CORNER

FOUND MONUMENT AS NOTED

SET BDC RED PLASTIC CAP ON 30" REBAR

BASIS OF BEARING GEODETIC NORTH AS PER WASHINTON STATE REFFERENCE NETWORK (MSRN)

TRAVERSE & ACCURACY STATEMENT

DATA MAS COLLECTED USING A TRIMBLE RO GINSS RECEIVER WITH KORRECTIONS FROM THE MASHINGTON STATE REFERENCE RETWORK, UTILD REFERENCE BASE STATION (PRESTOCOS) ACCEPTABLE REFERENCE BASE STATION (PRESTOCOS) ACCEPTABLE RATED MEASURING EQUIPMENT MAS USED, OF WHICH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT MAS USED, OF WHICH MEET STATE STANDARDS (MAC 332-130-040-),00). AT THE TIME OF THIS SURVEY, ACCEPTABLE RAM ANGULAR AND DISTANCE CLOSHES NOT EXCEEDING ISOOD MERE BALANCED MHERE NECESSARY TO EFFECT MATHEMATICAL CLOSHES.

LEGAL DESCRIPTION

THE MEST 300' OF THE NORTH 1455' OF THE BAST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANKE 10 EAST OF THE MILLAMETTE MERIDIAN CONTAINING 10025 ACRES, MORE OR LESS.
A PORTION OF PARCEL 03101600010100

SURVEY NARRATIVE

MONIMENTS FOUND AND HELD AS SHOWN, FOR THE SM CORNER WE HELD THE CENTER OF A 45° FIR. TREE AS RECORDED IN REF 1 & 3. THE MSA LINE WAS CALCULATED FROM REF 3.

REFERENCES

FOUND AND.
HELD
ALUM CAP
(REF 3)

J) 1993 TRANTOM SURVEY FOR JIM ZIEGLER, AFN 96599 BK. 2 PG 130 2) 1987 LAND CORNER RECORD BK. 370 PG 44 3) 2005 TRANTOM SURVEY FOR HOLTMANN, AFN 2005160075

503°10°43"W 1336.65° REF 3 S03 10 43 W ACR 000 503 10 43 W 1053.68 DRIVERY N04 '06 '41 2086 89 Approved by: ///

- 10-acre Boundary Line Adjustment Skamania County Community Development

AUDITOR'S CERTIFICATE

PARCEL: 03101600010 REMAINDER

ACRES

Filed for record this _____day of _____, at the request of Bell Design Co. 2023

County Auditor Date

Auditor File Number

SURVEYOR'S CERTIFICATE

S03 *10 43 W 675.78 (676.13 REF 3)

-503 10 43 W 345.78

FOUND & HELD 1/2" REBAR (REF I)

E. EBS

FOUND # HELD 1/2" REBAR (REF I)

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of AUSTIN HOLTMAN

Austin R. Bell PLS 41954 Date

DESIGN CO. BELL GRAPHIC SCALE 200

400

600

FOUND AND HELD S89.724.20.E 45' FIR TREE 397.09' AS MONUMENT (395.14' REF3) (REF I)



CHECK CHECK CHECK CHECK

18 G 84

RECORD OF SURVEY FOR AUSTIN & KIM HOLTMANN UNDERWOOD,

DATE: May 2023 SHEET: 1 PROJECT: _ 238033 유

0:\2023\B033\236033.pro

Bell Design Co. makes no warranty as to matters of unwritten title such as ackerse possession, prescriptive rights, easements, estappel, acquiescence, etc. or to environmental concerns such as hazardous waste, poliution, wet land delineation, riparian changes, flood zones, etc