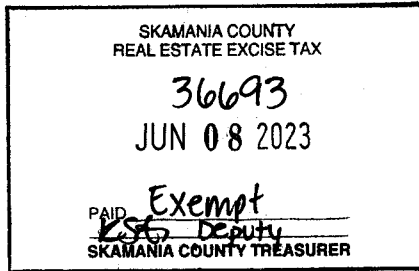




AFTER RECORDING MAIL TO:

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



**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

03101600010100
KH

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.

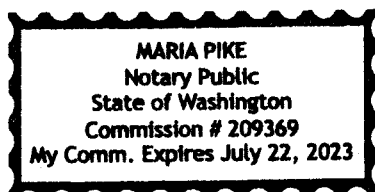
Assessor's Property Tax Parcel / Account Number(s): 03101600010100

Dated this 10th day of May, 2023.

Frederick Jay Holtmann
Frederick Jay Holtmann

STATE OF WASHINGTON }
County of Skamania } ss

On this 10th day of May, 2023, before me, personally appeared Frederick Jay Holtmann, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



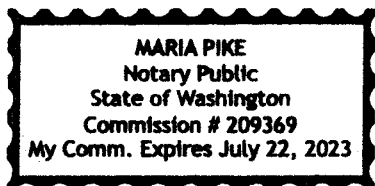
Maria Pike
Notary Public in and for the State of Washington,
Residing at Bingen WA
My appointment expires: July 22, 2023

Dated this 10th day of May, 2023.

Karalee Holtmann
Karalee Holtmann

STATE OF WASHINGTON }
County of Skamania } ss

On this 10th day of May, 2023 before me, personally appeared Karalee Holtmann, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



Maria Pike
Notary Public in and for the State of Washington,
Residing at Bingen WA
My appointment expires: July 22, 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 # 03101600010100
Portion of

Skamania County Community Development

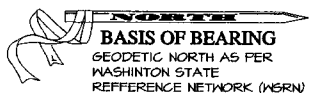
- Boundary Line Adjustment

- 10-acre Exempt Land Division

Approved by: Mindy Husted 6/8/23

LEGEND

- ✖ FOUND SECTION CORNER MONUMENT AS NOTED
- ☐ CALCULATED CORNER
- FOUND MONUMENT AS NOTED
- SET BDC RED PLASTIC CAP ON 30" REBAR



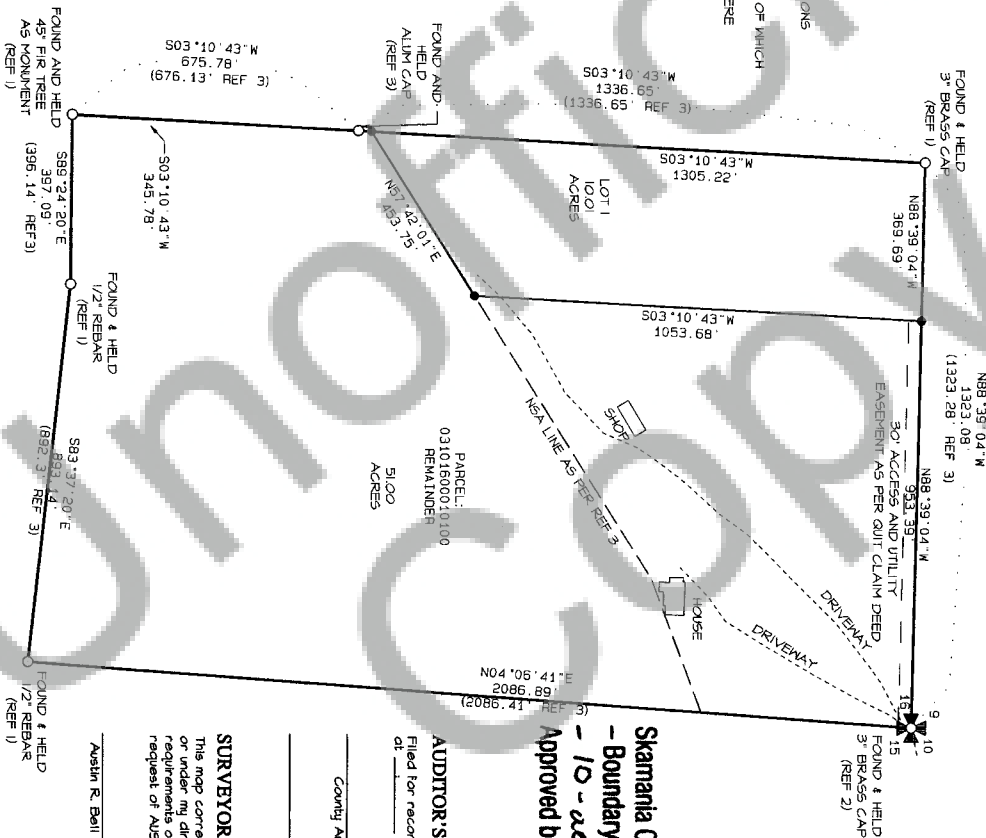
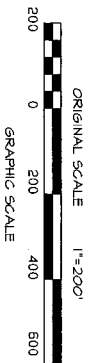
DATA WAS COLLECTED USING A TRIMBLE R6 GNSS RECEIVER WITH RTK CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK, UTILIZING REFERENCE BASE STATION (PR55702050400666).

A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT WAS USED OF 1 METET STATE STANDARDS (MNC 333-30-040-100) AT THE TIME OF THIS SURVEY. ACCEPTED STATE PLANAR AND DISTANCE CLOSURES NOT EXCEEDING 1:5000 WERE ALLOWED WHERE NECESSARY TO EFFECT MATHEMATICAL CLOSURE.

THE WEST 30.0 OF THE NORTH 45.5 OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, CONTAINING 10.025 ACRES, MORE OR LESS.
A PORTION OF PARCEL 0301600010100

MONUMENTS FOUND AND HELD AS SHOWN. FOR THE SW CORNER WE HELD THE CENTER OF A 45' FIR TREE AS RECORDED IN REF 1 & 3. THE NSA LINE WAS CALCULATED FROM REF 3.

- 1) 1983 TRANTON SURVEY FOR JIM ZIEGLER, AFN 46544 BK 2 PG 130
- 2) 1987 LAND CORNER RECORD BK 3/10 PG 44
- 3) 2005 TRANTON SURVEY FOR HOLTMANN, AFN 2005160075



Skamania County Community Development

- 10-acre Exempt Land Division
Approved by: Nancy Hartel 6/8/23

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

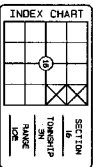
Date _____

Auditor File Number

SURVEYOR'S CERTIFICATE

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

Date _____



DATE	DESCRIPTION	BY
3/23	DRAFT	JED
3/23	CHECK	ANG

RECORD OF SURVEY
FOR AUSTIN & KIM HOLTMAN
UNDERWOOD, WA

UNDERWOOD, WA

SHEET: 1 OF 1
PROJECT: 23B033
DATE: May 2023

Ball Design Co. makes no warranty as to matters of unfillable title such as adverse possession, prescriptive rights, easements, escheppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2023\B033\236033.pro