


WHEN RECORDED MAIL TO:

Michael and Karen Simmons
PO Box 1168
McMinnville OR 97128

Skamania County, WA 2023-001180
Total: \$207.50
QCDBLA 08/22/2023 12:35 PM
Pgs=5
Request of: COLUMBIA GORGE TITLE

00016630202300011800050053

DOCUMENT TITLE(S)

Quit Claim Deed (Statutory Form) - *Re-record*
Boundary Line Adjustment

REFERENCE NUMBER(S) OF DOCUMENT TO RERECORD TO CORRECT DEFECTIVE NOTARY ACKNOWLEDGEMENT:

Auditor's File Number 2021003846 recorded November 18, 2021
Excise Tax Number 35827 paid November 18, 2021

GRANTOR(S):

Michael S. Simmons and Karen L. Simmons

GRANTEE(S):

Steve P Hamilton and Annette Hamilton

ABBREVIATED LEGAL DESCRIPTION:

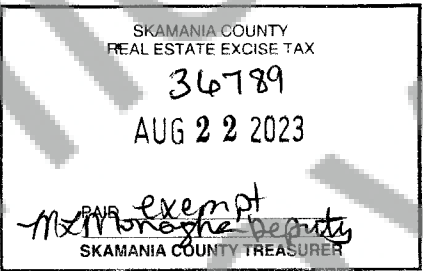
PTN LOT 20 BOULDER RIDGE ESTATES

TAX PARCEL NUMBER(S):

-1900
Ptn of 03-75-01-4-0-~~1600~~-00 AND Ptn of 03-75-01-4-0-2000-00

Skamania County Assessor

Date *8-22-23* Parcel# *03750140190000*
03750140200000 - combined
JM



Skamania County, WA 2021-003846
Total: \$204.50
QCDBLA 11/18/2021 10:00 AM
Pgs=2
Request of: MICHAEL SIMMONS

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
36789
AUG 22 2023
PAID exempt
SKAMANIA COUNTY TREASURER

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
35827
NOV 18 2021
PAID 815.00
SKAMANIA COUNTY TREASURER

Return Address:
Michael Simmons
PO Box 1073
Carson, WA 98610

QUIT CLAIM DEED (Statutory Form)
BOUNDARY LINE ADJUSTMENT

Indexing / Information required by the Washington State Auditor's/Recorders Data., (RCW 36.18 and RCW 65.04) 11137: (please print last name first)
Reference # (If applicable):
Grantor(s) (Seller): (1) Michael S. Simmons and Karen L. Simmons (2) Add'l. on pg
Grantee(s) (Purchaser): (1) Steve P. Hamilton and Annette Hamilton (2) Add'l pg
Legal Description (abbreviated): PTN Lot 20, Boulder Ridge Estates Add'l. legal is on pg
Assessor's Property Tax Parcel /Account # PTN 03750140200000 03750140190000

THE GRANTOR (s) Michael S. Simmons and Karen L. Simmons
For and In consideration of boundary line adjustment conveys and quit-claims to Steve P. Hamilton and Annette Hamilton, All Interest In the following described Real Estate:

That Portion of Lot 20 of Boulder Ridge Estates, according to the Plat thereof, recorded under Auditors File No. 2009174613, Records of Skamania County, Washington, Described as follows:
Beginning at the Southwest Corner of said Lot 20; thence N86°33'39"E 459.96'; thence N01°23'18"E 98.01'; thence N88°12'27"W 387.29'; thence along a 150.00' radius curve to the left, 164.64', the long chord which bears S28°23'10"W 156.50', and to the true point of beginning.
Containing 1.19 acres more or less.

Farming Department - BLA Approved By:
APC 11/18/2021

Whereas the above described portion being attached to the Grantees adjacent parcel of land to the south.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated this 16th day of November, 2021

Michael S. Simmons
Grantor(s)

Karen L. Simmons
Skamania County Assessor

STATE OF Washington
County of Skamania

Date 11/18/21 Parcel# 3-75-01-4-2000
3-75-01-4-1900

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

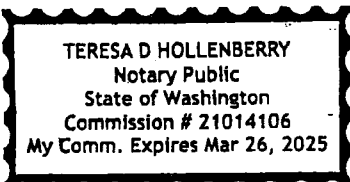
I certify that I know or have satisfactory evidence that Michael / Karen is/are the Person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 16th day of November 2021

Teresa D Hollenberry

Notary Public in and for the State of Washington

My appointment expires: Mar 26, 2025



Unofficial
Copy

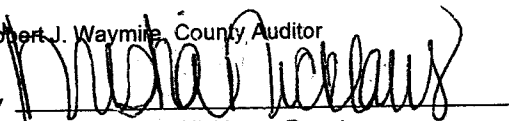
State of Washington
County of Skamania

I, Robert J. Waymire, Skamania County Auditor, do hereby
certify that the foregoing instrument is a true and correct
copy of the document now on file or recorded in my office.

In witness whereof, I hereunto set my hand and official seal
this 9th of August 2023.

Robert J. Waymire, County Auditor

By



Krishna Nickiaus - Deputy

LEGEND

○ FOUND 10 0000 DAPPED REBAR PER BOULDER RIDGE ESTATES SUB
○ SET 8/8" DIA REBAR W/ PLASTIC CAP

○ CALCULATED POSITION

MONUMENTS VISITED

SEPTEMBER 2021

LEGAL DESCRIPTION-TOTAL

LOTS 18, AND 20, BOULDER RIDGE
ESTATES SUBDIVISION, AF 2009174613,
AND THAT PORTION OF LOT 19,
BOULDER RIDGE PER DEED AFN
2005000476.

REFERENCES

BOULDER RIDGE ESTATES SUBDIVISION,
AF 2009174613.

BASIS OF BEARINGS

BOULDER RIDGE ESTATES SUBDIVISION,
AF 2009174613.

TAX PARCEL NUMBERS

037501180000
037501180000
037501180000

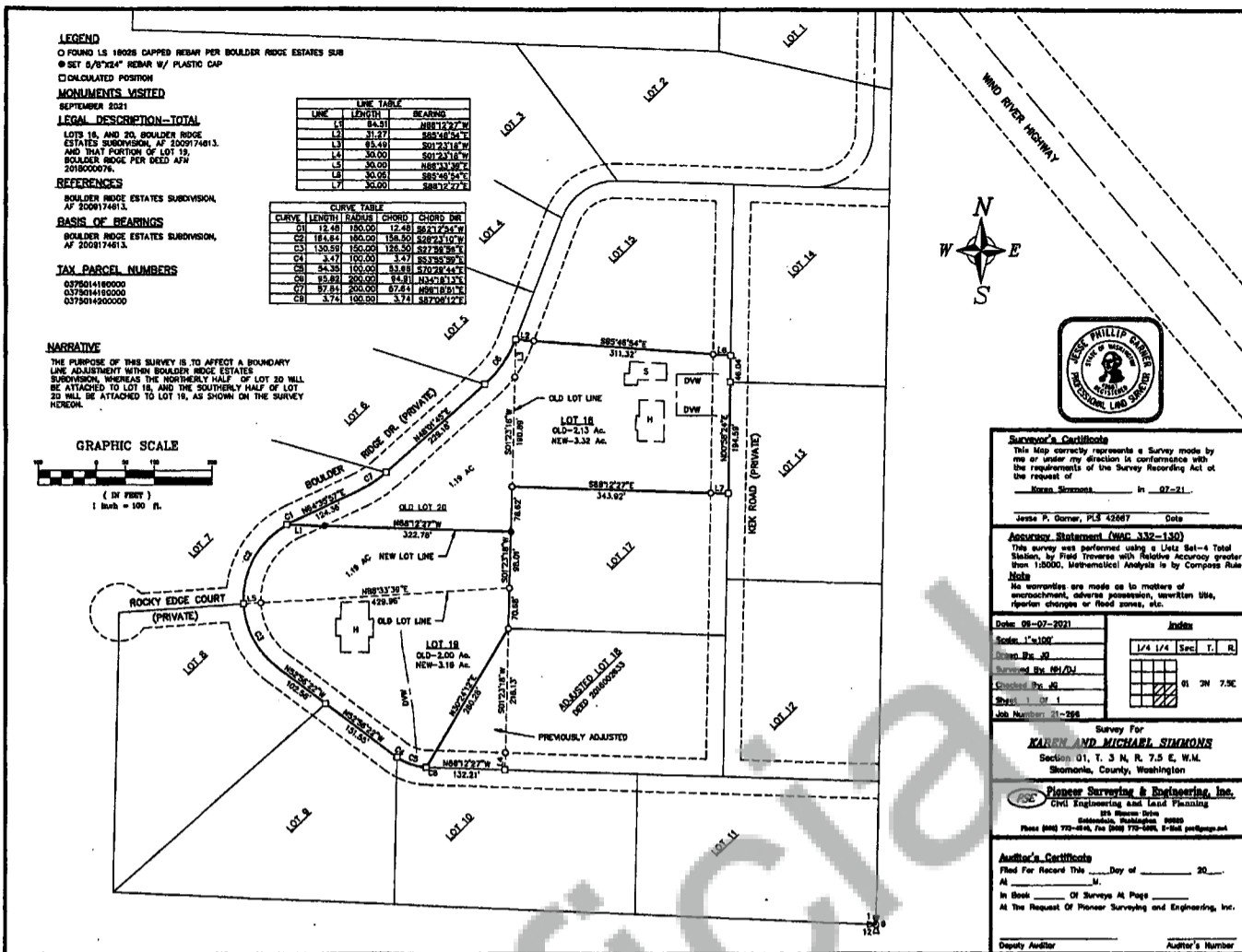
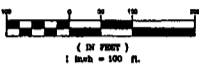
LINE	LENGTH	BEARING
L1	84.52	N88°12'27"E
L2	31.27	S82°48'54"E
L3	85.49	S01°23'18"W
L4	30.00	S01°23'18"W
L5	30.00	N88°13'30"E
L6	30.00	S82°48'54"E
L7	30.00	S88°12'27"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEAR
C1	12.48	100.00	12.48	S88°12'27"E
C2	164.84	100.00	154.50	S89°23'10"W
C3	130.59	100.00	125.50	S87°38'36"E
C4	2.47	100.00	2.47	S82°38'36"E
C5	54.35	100.00	53.68	S70°28'44"E
C6	85.82	200.00	84.81	N34°18'13"E
C7	87.84	200.00	87.84	N88°18'01"E
C8	3.74	100.00	3.74	S87°08'12"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO AFFECT A BOUNDARY
LINE ADJUSTMENT WITHIN BOULDER RIDGE ESTATES
SUBDIVISION, WHEREAS THE NORTHERLY HALF OF LOT 20 WILL
BE ATTACHED TO LOT 18, AND THE SOUTHERLY HALF OF LOT
20 WILL BE ATTACHED TO LOT 19, AS SHOWN ON THE SURVEY
HEREON.

GRAPHIC SCALE



Surveyor's Certificate

This Map correctly represents a Survey made by
me or under my direction in accordance with
the requirements of the Survey Recording Act of
the request of _____ in 07-21.

Jester P. Gorman, PLS 42967 Date _____

Accuracy Statement (WAC 332-130)

This survey was performed using a Leica Set-4 Total
Station, by Field Traverse with Relative Accuracy greater
than 1:5000. Mathematical Analysis is by Compass Rule
Note
No warranties are made as to matters of
encroachment, adverse possession, invention use,
riparian changes or flood zones, etc.

Date: 08-07-2021

Scale: 1"=100'

North: By 30

Surveyed By: JPM/DJ

Checked By: JPM

Drawn: JPM

Job Number: 21-298

Notes

1/4 1/4 Sec T. R.

31 2N 7.5E

31 2N 7.5E

31 2N 7.5E

31 2N 7.5E

31 2N 7.5E

Survey For

KAREN AND MICHAEL SIMMONS

Section 01, T. 3 N. R. 7.5 E. W.M.

Shannon, County, Washington

Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning

3150 1st Avenue, Suite 100

Shannon, Washington 98282

Phone (206) 772-0454, Fax (206) 772-0455, E-Mail: psg@pse-inc.com

Author's Certificate

Filed For Record This _____ Day of _____ 20____

At _____

In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

Deputy Auditor _____ Auditor's Number _____

Dated: August ²¹~~8~~, 2023
[Signature]
Michael S Simmons

[Signature]
Karen L Simmons

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on ^{16th}~~28~~ day of August, 2023 by Michael S Simmons and Karen L Simmons

[Signature]
Signature

Notary
Title

My commission expires: 08-09-2024

