

WHEN RECORDED RETURN TO:

John Arvid Lamb

PO Box 452

Carson, WA 98610

Skamania County, WA

Total: \$206.50

BNDY

Pgs=4

Request of: JOHN ARVID LAMB

2023-001505

10/17/2023 11:36 AM

00017074202300015050040046

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Boundary Line Adjustment-re-record

REFERENCE NUMBER(S) of Documents assigned or released:

Clearing Title – per DOR

Excise #36590 04/03/2023 04/03/2023 2023-000446

☐ Additional numbers on page ____ of document.**GRANTOR(S):**1. Rebecca Lamb Personal Rep

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.**GRANTEE(S):**1. John Arvid Lamb

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

PTN NE ¼ of Section 7, T3N, R8E, WM

☒ Complete legal on page ____ 2&3 of document.**Assessor's Property Tax Parcel #**

03080700030000

03080700030006

☐ Additional parcel numbers on page ____ of document. Date 10-17-23 Parcel# 03080700030000

PTN

03080700030006

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

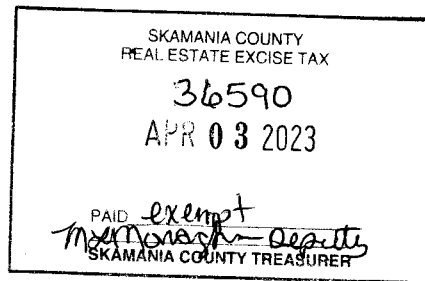
"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I herby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After recording, return to:

Deborah M. Phillips, P.C.
Phillips Reynier Sumerfield & Cline, LLP
P.O. Box 758
Hood River, OR 97031




Grantor: Rebecca Lamb, Personal Representative
Grantee: John Arvid Lamb
Abbreviated Legal: Ptn. NE 1/4 of Section 7, T3N, R8E, WM
Assessor's Tax Parcel No.: 03 08 07 00 030006 03080700 030000

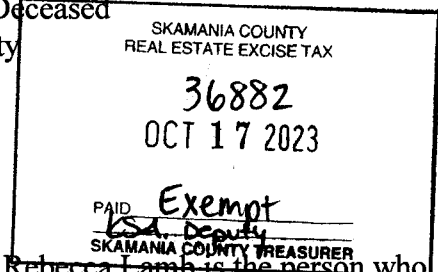
PERSONAL REPRESENTATIVE DEED
"Boundary Line Adjustment" (MH)

The undersigned Grantor, Rebecca Lamb, as the duly appointed, qualified and acting Personal Representative of the Estate of Bonnie Marie Lamb, deceased, in Skamania County Superior Court Case No. 22-4-00023-30 and not in Grantor's individual capacity, and as authorized by an Order Admitting Will to Probate; Adjudicating Estate to be Solvent; Appointing Personal Representative; Waiving Bond; Issuing Letters Testamentary; and Granting Nonintervention Powers entered in the probate cause on July 13, 2022 and consistent with the TEDRA Agreement between the personal representative and beneficiaries of said estate, to settle the Estate of Bonnie Marie Lamb, deceased, without the intervention of any court, for and in consideration of distribution of estate assets, hereby grants, bargains, sells, conveys and confirms to John Arvid Lamb, a single man, Grantee, all of the interest of the Estate of Bonnie Marie Lamb, deceased, in the real property described in the attached Exhibit A, together with and subject to all easements, covenants, conditions, and restrictions of record. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated this 8 day of March, 2023.

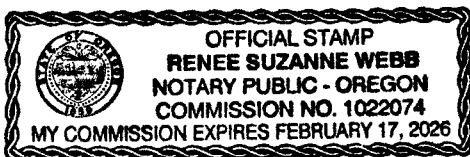

Rebecca Lamb, Personal Representative of the
Estate of Bonnie Marie Lamb, Deceased
and not in her individual capacity

STATE OF Oregon)
County of Hood River) ss.



I certify that I know or have satisfactory evidence that Rebecca Lamb is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Bonnie Marie Lamb to be the free and voluntary act of such party for uses and purposes mentioned in this instrument.

Dated: March 8, 2023





Notary Public for Oregon
My appointment expires: 2/17/2026

EXHIBIT A

Tract 2

A tract of land, being a portion of that property conveyed to Arvid Warren Lamb and Bonnie Marie Lamb, Husband and wife, recorded January 27, 1953, Warranty Deed, Book 36, Page 163, located in the Northeast quarter of Section 7, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Commencing at the quarter corner on the North line of Section 7, Township 3 North, Range 8 East, Willamette Meridian; thence South along the quarter Section line running North and South through the center of the said Section 7, a distance of 704.5 feet to the Initial Point of the tract hereby described; thence South along said quarter Section line 59 feet to intersection with State Highway No. 8 C; thence in a Southeasterly direction along said State Highway South $45^{\circ} 17'$ East 372 feet; thence following said State Highway South $34^{\circ} 41'$ East 365; thence East to intersection with the East line of the said Section 7; thence North $00^{\circ} 24'$ East along the East line of said Section 7 to the center of Panther Creek; thence following the center of Panther Creek in a northwesterly direction to a point due East of the Initial Point; thence West to the Initial Point.

EXCEPTING right of way for County and State roads known and designated as Bear Creek Road and State Highway No. 8 C.

TOGETHER THEREWITH:

Parcel of land located in the Northeast Quarter of Section 7, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington, being more particularly described as follows:

Commencing at the Northeast Corner of Section 7, Township 3 North, Range 8 East, Willamette Meridian, County of Skamania, State of Washington; thence South $01^{\circ} 04' 03''$ West 1315.04 feet, along the East line of said Section 7, to the Northeast Corner of the "Acker Tract", as shown in Book 3 of Surveys, Page 312, Auditor File Number 135413, and the Point of Beginning of this description; thence continuing South $01^{\circ} 04' 03''$ West, 339.95 feet along the East line of said Section 7, to a 5/8" rebar with yellow plastic cap inscribed "KA OR59002 WA 42690"; thence North $88^{\circ} 50' 19''$ West, 1767.26 feet, parallel with the North line of said "Acker Tract" to a point on the east right-of-way of Wind River Highway, last said point being a 5/8" rebar with yellow plastic cap inscribed "KA OR59002 WA 42690"; thence North $39^{\circ} 57' 31''$ West, 451.26 feet along the East right-of-way of Wind River Highway, to the Northwest corner of the "Acker Tract"; thence South $88^{\circ} 50' 19''$ East, 2063.47 feet along the North line of said "Acker Tract", back to the Point of Beginning.

Skamania County Assessor

Date 4-3-23 Parcel # 3-8-7-300
10-17-23 De 3-8-7-300-06

EXCEPTING THEREFROM:

A tract of land, being a portion of that property conveyed to Arvid Warren Lamb and Bonnie Marie Lamb, Husband and wife, recorded January 27, 1953, Warranty Deed, Book 36, Page 163, located in the Northeast quarter of Section 7, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Commencing at a 2-1/2" Brass Cap, located at the North quarter corner of Section 7; thence South 01°21'16" East, 704.48 feet, to a railroad spike, located at the intersection of the West line of said Northeast quarter, and the Easterly right-of-way of Wind River Highway, being the **Point of Beginning** of this description; thence South 88°50'19" East, 792.29 feet, along the North line of said tract described in Warranty Deed, Book 36, Page 163; thence South 01°09'41" West 611.24 feet, to a point on the South line of said tract described in Warranty Deed, Book 36, Page 163; thence North 88°50'19" West, 285.50', more or less, to a point on the Easterly right-of-way of Wind River Highway; thence North 39°57'31" West, 768.37 feet, along the Easterly right-of-way of Wind River Highway, to a point on the West line of said Northeast quarter; thence North 01°26'38" West, 32.43 feet, back to the **Point of Beginning**.

Containing 39.08 acres, more or less.

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. (MIA)

Skamania County
Community Development

One-time 5-acre Exemption

Approved by:

Mandy Hertel 10/9/23