

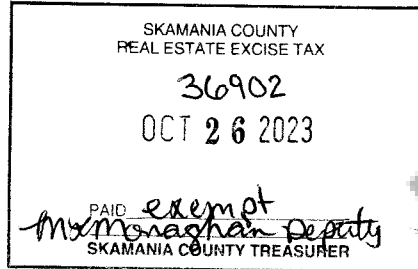
2023-001557

10/26/2023 04:00 PM



After recording, return to:

Steve C. Morasch
Landerholm, PS
PO Box 1086
Vancouver, WA 98666



**RE-RECORDING TO CORRECT LEGAL DESCRIPTION IN BOUNDARY LINE
AGREEMENT AND QUIT CLAIM DEED**

GRANTOR: ROBERT CALLAHAN and CONNIE CALLAHAN,
husband and wife

GRANTEE: JAMES CALLAHAN, a single man

ABBREVIATED LEGAL: LOT 4 B CALLAHAN SP BK 3 PG 146
LOT 4 S GARWOOD SP BK 3 PG 47

ASSESSOR'S TAX PARCEL NOS.: 03-08-21-2-0-0710-00 and 03-08-21-2-0-0704-00 *mn*

The Boundary Line Agreement and Quit Claim Deed recorded February 13, 1991, under Skamania County Auditor's File No. 110831, Book 122, Page 242 (Affidavit 14129) is being re-recorded to correct a scrivener's error in the legal description; the correct legal description is as follows:

The East 37 feet of the southern 133.75 feet of Lot 4 of B. CALLAHAN SHORT PLAT, according to the official plat thereof, recorded in Book 3 of Short Plats at Page 146, records of Skamania County, Washington.

Skamania County Assessor *ON*

Date 10/26/23 Parcel# 03082120071000
03082120070400

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hertel* 10/26/23

BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED

THIS BOUNDARY LINE AGREEMENT, made this 31st day of January, 1991, by and between ROBERT CALLAHAN and CONNIE CALLAHAN, husband and wife, and JAMES CALLAHAN, a single man, the Parties of the First Part, and JAMES CALLAHAN, a single man, the Party of the Second Part, WITNESSETH:

WHEREAS, the Parties are desirous of adjusting the boundary line between their properties situated in Carson, Skamania County, Washington; and

WHEREAS, said boundary line adjustment meets the conditions of RCW 58.17.040(6) and will not create a situation that will place either of the properties and associated structures out of compliance; and

WHEREAS, the resulting addition of footage to the property of the Party of the Second Part will not create a new lot or parcel but will become a part of his Tax Lot No. 03-08-21-2-0--704 as a single tax parcel; now, therefore

THE PARTIES HERETO AGREE AS FOLLOWS:

That from and after this date the boundary line between the land owned by the Parties of the First Part, and the land owned by the Party of the Second Part, shall be as illustrated on the attached map, which is marked Exhibit "A" and incorporated herein by reference; and, in that regard,

QUIT CLAIM DEED

ROBERT CALLAHAN and CONNIE CALLAHAN, husband and wife, and JAMES CALLAHAN, a single man, Parties of the First Part, for and in consideration of love and affection, and by way of gift, do hereby quit claim to JAMES CALLAHAN, a single man, Party of the Second

Boundary Line Agreement and Quit Claim Deed - Page 1 of 3

Registered	<u>0</u>
Indexed, Dir	<u>0</u>
Indirect	<u>0</u>
Filed	<u>0</u>
Mailed	<u>0</u>

Transaction in compliance with County subdivision ordinance,
Skamania County

[Signature]
2.1.1991

Glenn J. Kimmel, Skamania County Assessor
By 3-8-21-2-710
Parcel # 3-8-21-2-704
2/12/91

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 19th day of October, 2023

Robert J. Waymire, County Auditor

By Monica Jackson Deputy

Part, all of their right title and interest in and to the following described real property situated in Carson, Skamania County, State of Washington, to-wit:

The East 37 feet of Lot 4 of BOB CALLAHAN SHORT PLAT, according to the official plat thereof, recorded in Book 3 of Short Plats, at Page 146, records of Skamania County, Washington.

DATED this 31st day of January, 1991.

14129

REAL ESTATE EXCISE TAX

FEB 13 1991

PAID Exempt
Sh. County
SKAMANIA COUNTY TREASURER

Robert Callahan
ROBERT CALLAHAN

Connie Callahan
CONNIE CALLAHAN

James Callahan
JAMES CALLAHAN

IT IS THE INTENT AND PURPOSE of the Parties to this Agreement that this Agreement serve as a binding boundary line adjustment agreement and that it bind the Parties hereto, their heirs and assigns forever. AND, in the event it is necessary that either Party hereto, or their successors in interest, bring suit or action to enforce this agreement, or any portion hereof, the prevailing party in said suit or action shall be entitled to all costs, including reasonable attorney's fees.

Parties First Part:

Robert Callahan
ROBERT CALLAHAN

Connie Callahan
CONNIE CALLAHAN

James Callahan
JAMES CALLAHAN

Party Second Part:

James Callahan
JAMES CALLAHAN

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that ROBERT CALLAHAN, CONNIE CALLAHAN, and JAMES CALLAHAN, are the persons who appeared before me and acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 31, 1991



Shirley A. Deffen
Notary Public in and for the State of
Washington, residing at Stevenson
My Commission expires 2-12-91

FILED FOR RECORD
SKAMIA COUNTY WASH
BY Jim Callahan

FEB 13 2 18 PM '91

G. Lowry
CLERK OF
GARY H. OLSEN

