

Skamania County, WA
Total: \$208.50
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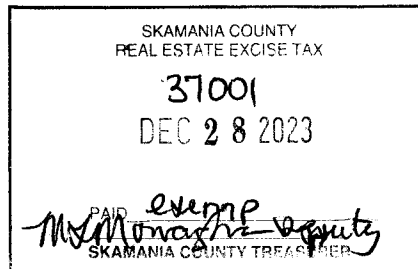
2023-001916
12/28/2023 02:15 PM

Request of: ELLEN CLINE



AFTER RECORDING MAIL TO:

ELLEN JEAN CLINE
PO Box 520
Camas, WA 98607



Grantor: ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, and ALFRED RICHARDS, ELLEN JEAN CLINE, and JEFFREY P. RICHARDS, the only heirs at law of ILA MAE RICHARDS, deceased

Grantee: ELLEN JEAN CLINE, as her separate estate

Assessor's Property Tax Parcel Account Number(s): 02053500050000, 02053500050003, &

Abbreviated Legal: #500 Sec 35, T2N, R5 EWM

02053500050006 &

QUIT CLAIM DEED (Boundary Line Adjustment--Segregation)

ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, and ALFRED RICHARDS, ELLEN JEAN CLINE, and JEFFREY P. RICHARDS, the only heirs at law of ILA MAE RICHARDS, deceased, for DISTRIBUTION OF TRUST PROPERTY BY TRUSTEE TO BENEFICIARY AND FOR NO MONETARY CONSIDERATION, hereby convey and quitclaim to ELLEN JEAN CLINE, as her separate estate, the following described real property, together with any after-acquired title of Grantors therein:

SEE ATTACHED EXHIBIT "A."

Required Statement

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.

DATED this 27th day of December, 2023.

THE DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000

By ALFRED RICHARDS, Trustee

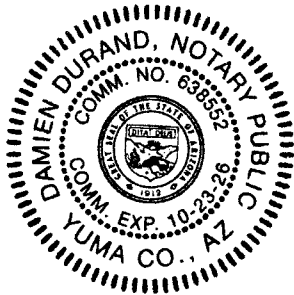
ALFRED RICHARDS, Personally

ELLEN JEAN CLINE, Personally

JEFFREY P. RICHARDS, Personally

STATE OF Arizona }
COUNTY OF Yuma } ss

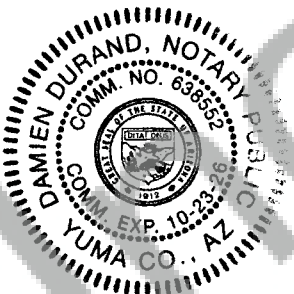
This record was acknowledged before me on December 20, 2023 by ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000.



[Signature]
Notary Public in and for the State of: Arizona
My commission expires: 10/23/2026

STATE OF Arizona }
COUNTY OF Yuma } ss

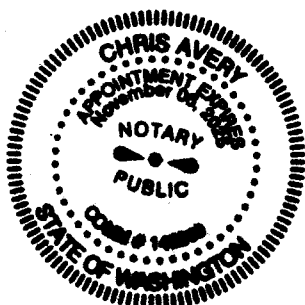
This record was acknowledged before me on December 20, 2023 by ALFRED RICHARDS.



[Signature]
Notary Public in and for the State of: Arizona
My commission expires: 10/23/2026

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

This record was acknowledged before me on December 27, 2023 by ELLEN JEAN CLINE.



[Signature]
Notary Public in and for the State of Washington
My commission expires: 11/6/25

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

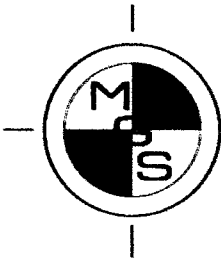
This record was acknowledged before me on December 27, 2023 by JEFFREY P. RICHARDS.



Chris Avery

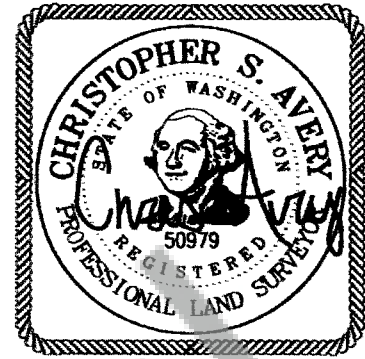
Notary Public in and for the State of Washington
My commission expires: 11/6/25

Unofficial Copy



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*



Signed: 10/24/23

EXHIBIT "A"

DESCRIPTION OF EXEMPT 5-ACRE LAND DIVISION BOUNDARY LINE ADJUSTMENT WITHIN SKAMANIA COUNTY PARENT PARCEL 02053500050100:

A parcel of land located in a portion of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, ~~Clark~~ Skamania County, Washington, more particularly described as follows;

SKAMANIA CA

COMMENCING at the Quarter Section Corner between Sections 34 and 35, as shown in Book 3 of Surveys at Page 140, Skamania County Auditors Records, marked by a 3/4 inch iron pipe;

Thence North 00°41'25" East, along the West line of said Section 35, for a distance of 695.00 feet, to the Northwest corner of the Richards Tract according to the Deed in Auditor's File Number 2008169056;

Thence leaving said West line, South 89°01'23" East parallel with the South line of the Northwest quarter of said Section 35, along the North line of said Richards Tract, for a distance of 254.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said North line, South 89°01'23" East, for a distance of 319.00 feet;

Thence leaving said North line, South 00°58'37" West, for a distance of 427.16 feet;

Thence South 16°00'00" East, for a distance of 172.87 feet, to the centerline of Mabee Mines Road, according to said Deed 2008169056;

Thence the following courses and distances along the centerline of said Mabee Mines Road;

Thence along the arc of a non-tangent 320.00 foot radius curve to the left, the long chord of which bears South 73°32'31" West, with a chord distance of 111.65 feet through a central angle of 20°05'35", for an arc distance of 112.22 feet;

Thence South 63°34'11" West, for a distance of 39.31 feet;

Thence along the arc of a tangent 700.00 foot radius curve to the right, the long chord of which bears South 70°22'14" West, with a chord distance of 165.79 feet through a central angle of 13°36'06", for an arc distance of 166.18 feet;

Thence South 77°10'50" West, for a distance of 75.05 feet;

Thence leaving said centerline, North 00°58'37" East, for a distance of 720.29 feet to the **TRUE POINT OF BEGINNING**.

TOGETHER with and subject to easements, reservations, covenants, and restrictions apparent or of record.

CONTAINING: 5.00 acres of land.

Skamania County Assessor

Skamania County
Community Development

One-time 5-acre Exemption

Date 12/28/23

Parcel# 2-5-35-500

Approved by:

2-5-35-500-03 Mandy Hustel 12/27/23
2-5-35-500-06

EXHIBIT "B"

Grantor (continued from Box 1):

dated January 20, 2000, and ALFRED RICHARDS, ELLEN JEAN CLINE, and JEFFREY P. RICHARDS, the only heirs at law of ILA MAE RICHARDS, deceased

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