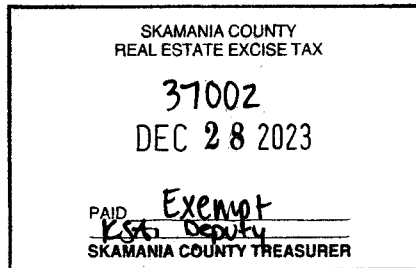




00017641202300019170050053

AFTER RECORDING MAIL TO:

JEFFREY P. RICHARDS  
1871 Mabee Mines Road  
Washougal, WA 98671



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: JEFFREY P. RICHARDS, as his separate estate

Assessor's Property Tax Parcel Account Number(s): 02053500050100, 02053500050103, CA

Abbreviated Legal: #100 Sec 35, T2N, R5 EWM

02053500050106, CA

02053500050180 CA

02053500050181 CA

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 JEFFREY P. RICHARDS, as his 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 27<sup>th</sup> day of December, 2023.

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

Alfred Richards  
By ALFRED RICHARDS, Trustee

Alfred Richards  
ALFRED RICHARDS, Personally

Ellen Jean Cline  
ELLEN JEAN CLINE, Personally

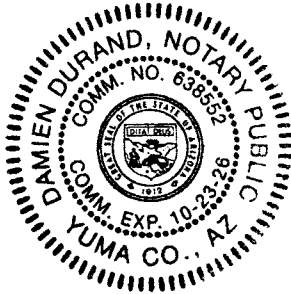
Jeffrey P. Richards  
JEFFREY P. RICHARDS, Personally

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.



Damien Durand  
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.



Damien Durand  
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.



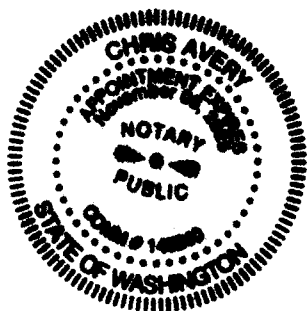
Chris Avery  
Notary Public in and for the State of Washington  
My commission expires: 11/6/25

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

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

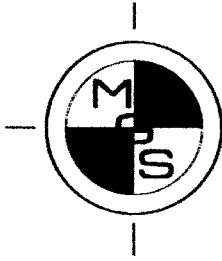


Chris Avery

Notary Public in and for the State of Washington

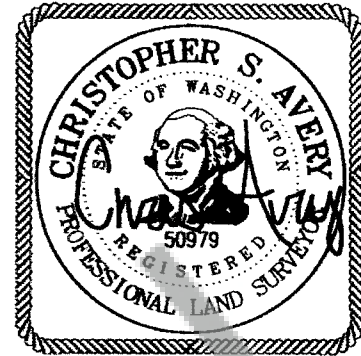
My commission expires: 11/6/25

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 02053500050000:**

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

**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 1520.00 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North line, North 00°58'37" East, for a distance of 240.00 feet;

Thence North 37°00'00" East, for a distance of 469.40 feet, to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 35;

Thence South 89°06'27" East, along said North line, for a distance of 334.51 feet, to the as-constructed centerline of Mabee Mines Road;

Thence the following courses and distances along the as-constructed centerline of Mabee Mines Road;

Thence South 42°17'48" West, for a distance of 137.14 feet;

Thence along the arc of a tangent 400.00 foot radius curve to the left, the long chord of which bears South 24°38'25" West, with a chord distance of 242.65 feet through a central angle of 35°18'47", for an arc distance of 246.53 feet;

Thence South 06°59'01" West, for a distance of 71.31 feet;

Thence along the arc of a tangent 250.00 foot radius curve to the right, the long chord of which bears South 28°11'11" West, with a chord distance of 180.83 feet through a central angle of 42°24'19", for an arc distance of 185.03 feet;

Thence South 49°23'20" West, for a distance of 95.13 feet, to the Northeast corner of said Richards Tract;

Thence North 89°01'23" West, along the North line of said Richards Tract, for a distance of 261.33 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

Date 12/28/23 Parcel# 25-35-501 One-time 5-acre Exemption

② 2-5-35-501-03 Approved by: Mandy Hurlst 12/27/23  
2-5-35-501-06  
2-5-35-501-80  
2-5-35-501-81