

Skamania County, WA
Total: \$306.50
DEED
Pgs=4

2024-000105

01/29/2024 08:30 AM

Request of: AUSTIN AND KIMBERLY HOLTMAN



00017791202400001050040047

When recorded return to:
Austin and Kimberly Holtmann
PO Box ⁶⁹³
Carson WA 98610

Skamania County
Real Estate Excise Tax

37026

JAN 29 2024

PAID Exempt
KSA, Deputy Skamania County Treasurer

QUIT CLAIM DEED

THE GRANTOR(S) Frederick Jay Holtmann and Karalee Holtmann, husband and wife

for and in consideration of Gift

in hand paid, conveys and quit claims to Austin R.J. Holtmann and Kimberly J. Holtmann, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington

together with all after acquired title of the grantor(s) herein:

See Attached Exhibit 'A' for full legal description---

Abbreviated Legal: (Required if full legal not inserted above.)
Ptn. Sec 16, T3N, R10E W.M.

Tax Parcel Number(s):

03101600010500

2m 1/29/24

Exhibit 'A'

A tract of land in the East half of the Northeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, being a portion of Tax Parcel 03101600010100, more particularly described as follows:

Commencing at the Northeast corner of said Section 16, as shown on Record of Survey recorded under Auditor File Number 2005160075, Skamania County Records;

Thence along the North line of said Section 16 North 88°39'04" West, a distance of 1323.08 feet, more or less to the Northwest corner of the East half of the Northeast quarter and a brass cap as shown on Record of Survey recorded in Book 2, Page 130, Skamania County Records;

thence Southerly, along the West line of the East half of the Northeast quarter of said Section 16 South 03°10'43" West, a distance of 1305.22 feet, more or less to the intersection of said West line and the National Scenic Area boundary line as shown on Record of Survey recorded under Auditor File Number 2005160075, Skamania County Records;

thence along said National Scenic Area boundary line North 57°42'01" East, a distance of 453.75 feet, more or less;

thence Northerly and parallel to the West line of the East half of the Northeast quarter of said Section 16 North 03°10'43" East, a distance of 1053.68 feet, more or less to the North line of said Section 16;

thence along said North line North 88°39'04" West, a distance of 369.69 feet, more or less to the Point of Beginning.

Containing 10.01 Acres, more or less.

TOGETHER WITH a 30' (30.00 feet) wide Easement for Ingress, Egress and Utilities, more particularly described as follows:

The North 30 feet of the East 953.39 feet of the Northeast quarter of the Northeast quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian in Skamania County, Washington.

| | |
|---|---|
| Skamania County Assessor | Skamania County Community Development |
| Date <u>6/8/23</u> Parcel # <u>03101600010100</u> | - Boundary Line Adjustment |
| <u>1/29/24</u> <u>JM</u> Portion of | - 10-acre Exempt Land Division |
| <u>03101600010500</u> | Approved by: <u>Mindy Husted 6/8/23</u> |

Dated: January 24, 2024

Frederick Jay Holtmann

Frederick Jay Holtmann

Karalee Holtmann

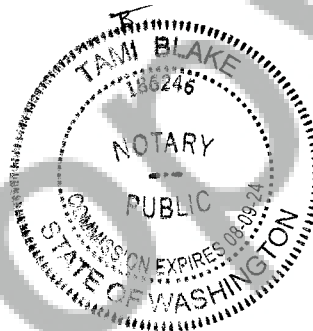
Karalee Holtmann

State of Washington
County of Skamania

This record was acknowledged before me on January 24, 2024 by Frederick jay Holtmann and Karalee Holtmann

Tami Blake

Tami Blake
Notary for Washington State
My Commission Expires: 08-09-2024



TRAVERSE & ACCURACY STATEMENT

DATA WAS COLLECTED USING A TRIPLE-BEAM GPS RECEIVER WITH RTK CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK, UTILIZING REFERENCE BASE STATION (P863030304036644). A FIRST-SECOND ORDER STATION AND RELATED MEASURING EQUIPMENT WAS USED, OF WHICH STATION STANDARDS (ENC 352-50-000-100) AT THE TIME OF THIS SURVEY ACCEPTABLE. RAW MEASUREMENTS AND DISTANCE CLOSURES NOT EXCEEDING 1,500 FEET BALANCED WERE NECESSARY TO EFFECT MATHEMATICAL CLOSURE.

LEGAL DESCRIPTION

THE WEST 30' OF THE NORTH 1453' OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN CONTAINING 10.023 ACRES, MORE OR LESS.

SURVEY NARRATIVE

MOMENTS FOUND AND HELD AS SHOWN FOR THE SW CORNER WE HELD THE CENTER OF A 45° PIR TREE AS RECORDED IN REF 1 & 5. THE NSA LINE WAS CALCULATED FROM REF 5.

REFERENCES

- 1) H&B TRANTON SURVEY FOR JIM ZIEGLER, AFN 46544 BK 2 PG 130
- 2) 1987 LAND CORNER RECORD BK 310 PG 44
- 3) 2005 TRANTON SURVEY FOR HOLTHMAN, AFN 2005160075

