



After Recording Return to:

John Gallagher  
12 Ericson View  
Underwood, WA 98651

Skamania County  
Real Estate Excise Tax

37029  
JAN 31 2024

PAID N/A  
Skamania County Treasurer  
*[Signature]*

## QUIT CLAIM DEED

### Boundary Line Adjustment

Grantor(s) Matthew J. Ryan & Glenda M. Ryan  
Grantee(s) John Gallagher  
Legal: A.F.N. 2017001502  
Tax Parcel # 03101943010000 and *[Signature]*  
03101943020000

Matthew J. Ryan & Glenda M. Ryan, husband and wife, as owners of a tract of land located in a portion of Southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, being that certain tract of land conveyed in Statutory Warranty Deed to Matthew J. Ryan & Glenda M. Ryan, husband and wife, recorded Nov. 26, 1991, Book 126, Page 285, Skamania County Deed records, Tax Parcel No. 03101943010000, in consideration of a Boundary Line Adjustment, conveys and Quit Claims to John Gallagher, the following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

The Legal Description is attached as Exhibit "A" and Shown on Exhibit "B" and made a part of this document.

SUBJECT TO: Easement, Restriction and Agreements of record.

The purpose of this deed is to affect a Boundary Line Adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Subdivision code. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated, 16<sup>th</sup> day of January, 2024.

Matthew J. Ryan  
Matthew J. Ryan

Dated, 16<sup>th</sup> day of January, 2024.

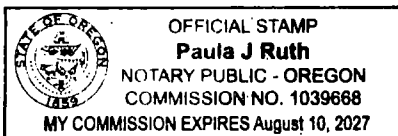
Glenda M. Ryan  
Glenda M. Ryan

STATE OF WASHINGTON )

COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that Matthew J. Ryan & Glenda M. Ryan, are the owners of a tract of property, and are the persons who appeared before me, and said persons 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 this 16<sup>th</sup> day of January, 2024.



Paula J. Ruth

NOTARY PUBLIC

My appointment expires: 8/10/27

## Exhibit "A"

### Area of Transfer

A tract of land located in a portion of Lot 3, SEELEY SUBDIVISION, according to the Plat thereof, recorded in Book A of Plats, Page 32, located in the Southwest quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

**Beginning** at the Northwest corner of Lot 3, ERICSON VIEW TRACTS, according to the plat thereof, recorded in Book "A" of Plats, Page 116; thence South 08°21'00" West, 110.00 feet, along the West line of said Lot 3, to the Southwest corner thereof; thence North 81°39'00" West, 16.00 feet, along the Westerly projection of the South line of said Lot 3; thence North 08°21'00" East, 96.37 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence South 79°45'07" East, 10.00 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence North 12°15'09" East, 22.73 feet to a brass screw with a washer inscribed "Klein & Assoc. WA 42690 PLS"; thence South 76°01'58" East, 6.04' to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence North 09°18'34" East, 12.75 feet to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS"; thence South 79°33'26" East, 20.37 feet, to a 5/8" rebar with a yellow plastic cap inscribed "Klein & Assoc. WA 42690 PLS", being a point on the Westerly right-of-way of Ericson View Tracts Road; thence South 02°21'00" West, along the West right-of-way of Ericson View Tracts Road, 20.76 feet to a point on the North line of said Lot 3; thence North 81°38'51" West, 23.99 feet, along the North line of said Lot 3, back to the **Point of Beginning**.

Containing 2,120 square feet, more or less.

Skamania County Assessor

Date 1/31/24 Parcel# 3-10-19-4-3-100  
(20) 3-10-19-4-3-200

Skamania County Community Development  
- Boundary Line Adjustment

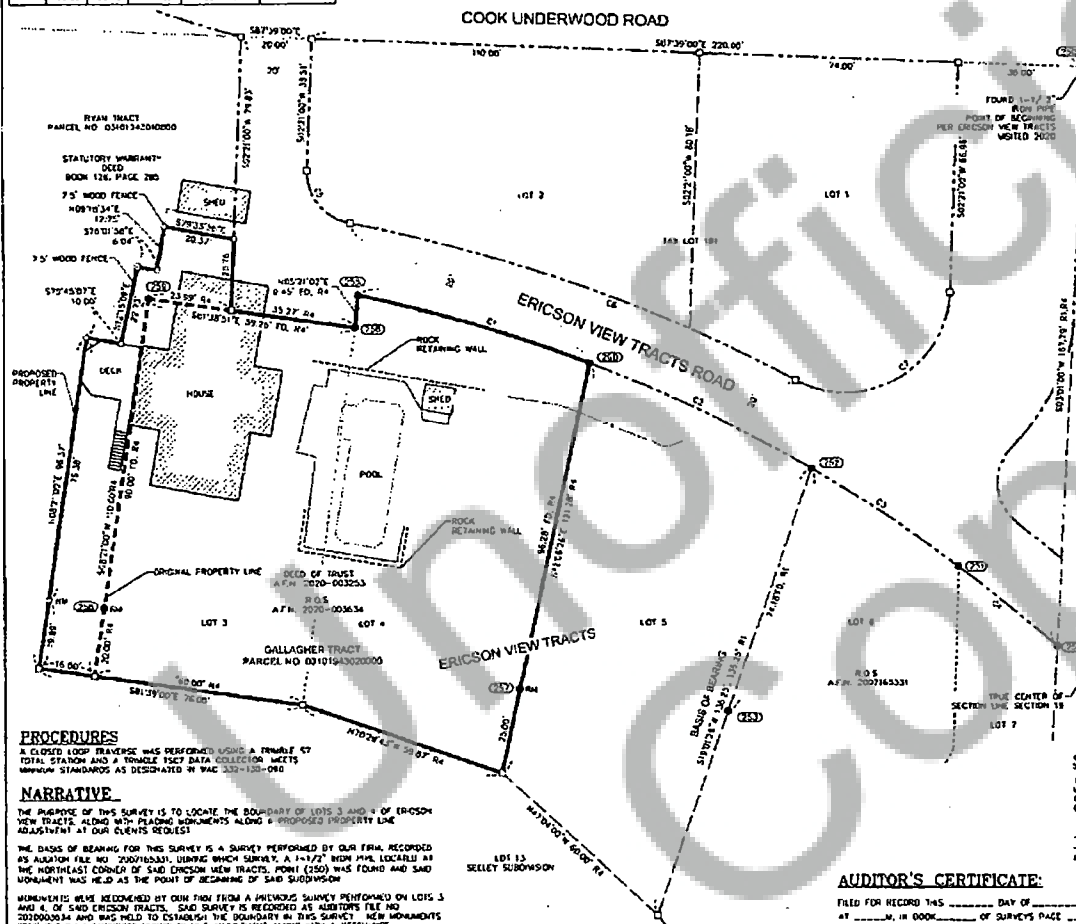
Approved by: Josh Rehder

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	88.23'	430.00'	93°28'	N73°10'24"W	88.84'	
C2	70.03'	430.00'	87°20'	N64°01'39"W	69.97'	
C3	50.28'	430.00'	64°42'	N02°02'28"W	50.22'	
C4	36.24'	430.00'	43°32'	N02°12'31"W	36.33'	
C5	29.21'	15.00'	81°10'00"	S38°09'30"E	19.48'	
C6	134.08'	450.00'	171°12'29"	N70°04'43"W	134.23'	
C7	60.62'	30.00'	118°05'29"	N60°25'43"E	30.93'	

## EXHIBIT "B"

# RECORD OF SURVEY

LOCATED IN LOTS 3 & 4 OF ERICSON VIEW TRACTS  
BEING A PORTION OF LOT 13 SEELEY SUBDIVISION  
SE 1/4 OF THE SW 1/4, SECTION 19, T. 3N., R.10E., W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON.



### PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE 57 TOTAL STATION AND A TRIMBLE 1562 DATA COLLECTOR. MEASUREMENT STANDARDS AS DESCRIBED IN WAC 350-105-010.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF LOTS 3 AND 4 OF ERICSON VIEW TRACTS, ALONG WITH PLACING MONUMENTS ALONG A PROPOSED PROPERTY LINE ADJUSTMENT AT OUR CLIENTS REQUEST.

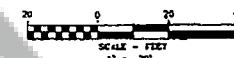
THE BASIS OF BEARING FOR THIS SURVEY IS A SURVEY PERFORMED BY OUR FIRM, RECORDED AS AURORA FILE NO. 2007165331, DURING WHICH SURVEY, A 1+1/2" IRON PIPE LOCALLY AT THE NORTHEAST CORNER OF SAID ERICSON VIEW TRACTS, POINT (250) WAS FOUND AND SAID MONUMENT WAS USED AS THE POINT OF BEGINNING OF SAID SUBDIVISION.

MONUMENTS WERE RECORDED BY OUR FIRM FROM A PREVIOUS SURVEY PERFORMED ON LOTS 3 AND 4 OF SAID ERICSON TRACTS. SAID SURVEY IS RECORDED AS AURORA FILE NO. 2007000334 AND WAS HELD TO ESTABLISH THE BOUNDARY IN THIS SURVEY. NEW MONUMENTS WERE SET ON A PROPOSED PROPERTY LINE ADJUSTMENT ALONG WITH A REFERENCE MONUMENTS WHICH WAS SET ON TOP OF A QUILT ON THE SOUTH END OF THE EAST LINE OF SAID PROPOSED PROPERTY LINE ADJUSTMENT.

SURVEY PERFORMED FOR:  
JOHN CALLAGHER  
DATE OF SURVEY: NOVEMBER 1, 2022  
PROJECT: 22-10-09 DRAFT: 00  
FILE: 221029.DWG LAYOUT TAB: WA SURVEY

HELM & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNRECORDED TITLE, ADVERSE POSSESSION, EASEMENTS, ENCROACHMENTS.

OWNER  
JOHN CALLAGHER



### BASIS OF BEARINGS

EAST LINE OF LOT 5 OF ERICSON VIEW TRACTS, PER SURVEY PERFORMED BY HELM & ASSOCIATES, INC. A.F.N. 2007165331.

### LEGEND

- SET 5/8" x 3/4" CEDAR WITH 1 1/4" YELLOW PLASTIC CAP (NA DPT5002) (NA DPT5002)
- SET SURVEY BRASS SPHERE WITH WASHER ENCASED (NA DPT5002) (NA DPT5002)
- FOUND MONUMENT AS NOTED IN VERBAL INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- REFERENCE MONUMENT
- RECORD OF SURVEY
- A.F.N. AUDITORS FILE NUMBER
- RECORD DATA PER RECORD OF SURVEY NO.
- FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- RETAINING WALL
- EDGE OF CONCRETE
- FENCE

### MONUMENT INFORMATION

- (250) FOUND 1 1/2" IRON PIPE PER A.F.N. 61525, HELD FOR EAST LINE OF ERICSON VIEW TRACTS, (VISITED 2022)
- (251) - (253) FOUND 3/8" IRON ROD WITH R.P.C. STAMPED "HELM & ASSOCIATES WA #2500"; PER A.F.N. 2007165331, (VISITED 2022)
- (254) FOUND 1/2" IRON PIPE; (VISITED 2022)
- (255) - (257) FOUND 3/8" IRON ROD WITH Y.P.C.; STAMPED "NA DPT5002 WA#2500"; PER A.F.N. 2020000334; (VISITED 2022)
- (258) FOUND SURVEY SPHERE WITH BRASS WASHER, STAMPED "NA DPT5002 WA#2500"; PER A.F.N. 2020000334, (VISITED 2022)

### REFERENCED SURVEYS

- 01 SURVEY PERFORMED BY HELM & ASSOCIATES, INC. A.F.N. 2007165331.
- 02 ERICSON VIEW TRACTS, PERFORMED BY CLARK GORRAGE, BOOK A, PAGE 117, A.F.N. 51523.
- 03 HOOVER-HOME SITES, VOLUME A OF PLATS, PAGE 122
- 04 SURVEY PERFORMED BY HELM & ASSOCIATES, INC. A.F.N. 2020000334.

### REFERENCED DEEDS

- DEED OF TRUST, A.F.N. 2020-00253
- DEED OF TRUST, A.F.N. 2020000334
- STATUTORY WARRANTY DEED, BOOK 126, PAGE 205
- PARTIAL EASEMENT, BOOK 62, PAGE 216
- GRANT OF EASEMENT AND REVOCABLE LICENSE, A.F.N. 2020-002782

### SURVEYOR'S NOTES

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

THERE MAY BE EASEMENTS WHICH AFFECT THE LAND SHOWN HEREON.

### SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF JOHN CALLAGHER, NOVEMBER, 2022.

JAMES M. HELM DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 42590



### AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF SURVEYOR'S PAGE \_\_\_\_\_ AT THE  
REQUEST OF JAMES M. HELM, REGISTERED LAND SURVEYOR, NO. 42590.

AUDITOR FILE NO. \_\_\_\_\_

COUNTY CLERK - DEPUTY



SHEET 1 OF 1			
1/4 SEC. T. R.			
10	30	100	