

2024-000246

03/06/2024 11:14 AM



00017988202400002460040042

AFTER RECORDING MAIL TO:
BIRKENFELD HERITAGE LLC
c/o MARY LEE BIRKENFELD
2642 SZYDLO RD
CARSON, WA 98610

Skamania County
Real Estate Excise Tax

37065
MAR 06 2024

PAID Exempt
Skamania County Treasurer
K. S. Deputy

Quit Claim Deed
Boundary Line Adjustment

GRANTOR, BIRKENFELD HERITAGE LLC, a Washington Limited Liability Corporation,
owner of the parcel described in Exhibit A and known as Tax Parcel Number 02051800020000;
02051800020080

hereby grant, convey and quit claim their rights and interests to,

GRANTEE, BIRKENFELD HERITAGE LLC, a Washington Limited Liability Corporation;

Said Grantor, hereby grants, conveys and quit claims the following described real estate, as its
own and separate parcel, situated in the County of Skamania, State of Washington, together with
all after acquired title of the Grantor therein:

See "Exhibit B and shown in Exhibit C"

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.

This parcel is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat
Ordinance. The herein described property cannot be further subdivided and sold without first
conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel / Account Number(s): 02051800020000

02051800020080
portion of.

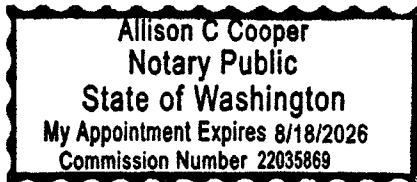
Dated this 5th day of March, 2024.

Officer; Member

Representative of BIRKENFELD HERITAGE LLC

STATE OF WASHINGTON }
County of Skamania } ss

On this 5th day of March, 2024, before me, personally appeared Ann Lueders, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



Allison Cooper
Notary Public in and for the State of Washington,
Residing at White Salmon

My appointment expires: 08/18/2024

Exhibit A

The Fractional Northwest Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, County of Skamania and ~~State~~ ^{State} of Washington, being also Government Lots 3, 4, and 5 in said Northwest quarter.

EXCEPTING THEREFROM that portion which lies within the 300 foot strip of land in the Unites States of America, Bonneville Power Administration's electric transmission line as set forth in Judgement on the Declaration of Taking in Suit No. 368 of the District Court of the Unites States for the Western District of Washington, Southern Division and recorded June 9, 1942 in Book 29, Page 129 of Skamania County Records.

ALSO EXCEPTING Beginning at a point at the intersect of the North line of the Bonneville Power Administration Right of Way as described in the Declaration of Taking Suit No. 368 as recorded in Book 29, Page 129 of Skamania County Records and the West line of the NW ¼ of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, said point being North 00°01'05" East, a distance of 1.85 feet, more or less, from the SW corner of said NW 1/4;

Thence North 00°01'05" West along West line of said Section, a distance of 414.00 feet;

Thence South 89°28'22" East, a distance of 1100.00 feet;

Thence South 00°01'05" East, a distance of 381.49 feet to the North line of said BPA right of way;

Thence North 89 05'48" West along said right of way, a distance of 41.06 feet

Thence South 88 45'12" West along said right of way, a distance of 1059.14 feet to the Point of Beginning.

Above said parcel is subject to an access easement over the West 30 feet of above described parcels.

EXHIBIT 'B'

Commencing at a point at the intersect of the North line of the Bonneville Power Administration Right of Way as described in the Declaration of Taking Suit No. 368 as recorded in Book 29, Page 129 of Skamania County Records and the West line of the NW ¼ of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, said point being North 00°01'05" East, a distance of 1.85 feet, more or less, from the SW corner of said NW 1/4; thence North 00°01'05" West along the West line of said Section, a distance of 414.00 feet to the point of beginning;

Thence North 00°01'05" West along said West line, a distance of 800.00 feet;
Thence South 89°28'22" East, a distance of 1100.00 feet;
Thence South 00°01'05" East, a distance of 800.00 feet;
Thence North 89°28'22" West, a distance of 1100.00 feet to the Point of Beginning.

Containing 20.2 ACRES, more or less.

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mandy Hurst 3/6/24

Skamania County Assessor

Date 3/6/24 Parcel# 0205 1800 0200 00
02051800020080
Portion of