

Skamania County, WA
Total: \$307.50
QCDBLA
Pgs=5

2024-000249

03/06/2024 11:22 AM

Request of: BIRKENFELD HERITAGE LLC C/O MARY L



AFTER RECORDING MAIL TO:

BIRKENFELD HERITAGE LLC

c/o MARY LEE BIRKENFELD

2642 SZYDLO RD

CARSON, WA 98610

Skamania County
Real Estate Excise Tax

37067
MAR 06 2024

PAID exempt
Skamania County Treasurer
M. Monaghan 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 04070000018000;
hereby grant, convey and quit claim their rights and interests to,

04070000018000

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): 04070000018000

04070000018000

Dated this 5th day of March, 2024.

Bludna, 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 C Cooper

Notary Public

State of Washington

My Appointment Expires 8/18/2026

Commission Number 22035869

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

My appointment expires: 08/18/2026

Exhibit A

A tract of land being in the East half of the Southeast quarter of Section 9; The West half of the Southwest quarter and Southeast quarter of the Southwest quarter of Section 10; The Northeast quarter of the Northeast quarter of Section 16; all in Township 4 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, being particularly described as follows:

Lot 2 of Ann's Short Plat, recorded in Book 3, Page 376 of Skamania County Records.

Unofficial
Copy

Exhibit B

Commencing at the SW corner of Section 10, T4N, R7E, W.M. Skamania County, Washington;
Thence South 88°54'46" East along the South line of said Section, a distance of 1640.88 feet to
the East line of the Right of Way of Wind River Road;
Thence North 30°46'26" West along said Right of Way, a distance of 453.71 feet to the Point of
Beginning;

Thence North 41°42'30" East, a distance of 611.85 feet;

Thence North 46°43'10" West, a distance of 886.00 feet;

Thence South 52°18'31" West, a distance of 342.57 feet to the East line of the Right of Way of
Wind River Road;

Thence South 30°46'26" East along said Right of Way, a distance of 994.82 feet to the Point of
Beginning.

Containing 10.10 ACRES, more or less.

Skamania County
Community Development

One-time 5-acre Exemption

Approved by:

Mandy Hest 3/6/24

Skamania County Assessor

Date: 3/6/24 Parcel# 04070000018008
Portion of 04070000018006

Skamania County

Community Development

EXHIBIT C

IN THE S 1/2 OF THE SW 1/4
OF SEC 10, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

One-time 5-acre Exemption

Approved by
Mandy Hurtel 3/6/24
J 588 57 24"E

1337.55'

N46°43'10"W
886.00'

AREA 10 AC

S30°46'26"E
994.82'

WIND RIVER ROAD

S44°42'30"W
611.85'

N30°46'26"W
453.71'

80' RIGHT
OF WAY

SECTION
CORNER

9 10
16 15

N88°54'46"W
1546.69'

N88°54'46"W
1040.47'

QUARTER
CORNER

S01°28'55"W
1321.77'

PARCEL:
04070000018000

HORIZONTAL
SCALE 1"=300'



EXHIBIT

FOR LUDERS AND JONES
SKAMANIA COUNTY, WASHINGTON

REFERENCES

1) 2000 GAYLORD SURVEY,
ANN'S SHORT PLAT, BK 3, PG 376

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