

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

2024-000250

03/06/2024 11:24 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

37069

MAR 06 2024

PAID exempt
Skamania County Treasurer
M. McAdams 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;
04070000018006

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): 04070000018000

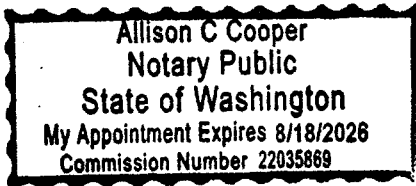
04070000018006

Dated this 5th day of March, 2024.

As Sweden, 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: 08/18/2026

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.

Except that parcel described as:

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 and the Point of Beginning;

Thence South 88°54'46" East along said South line, a distance of 443.00 feet;

Thence North 01°28'55" East parallel to the East line of the SW ¼ of said Section, a distance of 850.00 feet;

Thence North 88°57'21" West parallel to the North line of the SW ¼ of said Section, a distance of 290.00 feet;

Thence South 41°42'30" West, a distance of 611.85 feet to the East line of said Right of Way;

Thence South 30°46'26" East along said Right of Way, a distance of 453.71 feet to the Point of Beginning.

Exhibit B

Beginning at the SE corner of the SW $\frac{1}{4}$ of Section 10, T4N, R7E, W.M. Skamania County, Washington

Thence North $01^{\circ}28'55''$ East along the East line of the SW $\frac{1}{4}$ of said Section, a distance of 730.00 feet;

Thence North $88^{\circ}57'21''$ West parallel to the North line of the SW $\frac{1}{4}$ of said Section, a distance of 597.47 feet;

Thence North $01^{\circ}28'55''$ East parallel to the East line of the SW $\frac{1}{4}$ of said Section, a distance of 120.45 feet;

Thence North $88^{\circ}57'21''$ West, a distance of 290.00 feet;

Thence South $41^{\circ}42'30''$ West, a distance of 611.85 feet to the Right of Way of Wind River Road;

Thence South $30^{\circ}46'26''$ East, a distance of 453.71 feet along said Right of Way;

Thence South $88^{\circ}54'46''$ East, a distance of 1040.47 feet to the Point of Beginning.

Containing 20.20 ACRES, more or less.

Skamania County Community Development
– 20-acre Exempt Land Division

Approved by: Mandy Hertel 3/6/21

Skamania County Assessor

Date 3/6/21 Parcel# 64070000018006
20 09070000018006
Portion of