



AFTER RECORDING, RETURN TO:

Jacob and Tiffany McKay
25325 NE Butteville Road
Aurora, Oregon 97002

Skamania County
Real Estate Excise Tax

37096

MAR 25 2024

PAID Exempt
KSA, Deputy Skamania County Treasurer

QUITCLAIM DEED

Boundary Line Adjustment

Jacob D. McKay and Tiffany A. McKay, Grantor, hereby release and quit claim to Whiskey Creek Investments, LLC, Grantee, all right, title, and interest in and to the following described real property situated in Skamania County, Washington, legally described as:

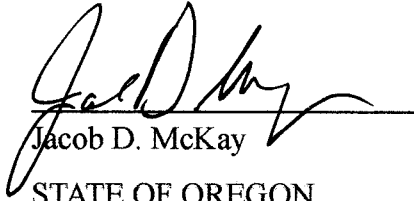
See Exhibit "A" and survey map attached as Exhibit "B"

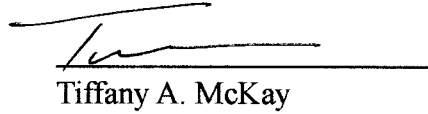
Parcel No. 04071500010000 PTN 3/25/24 JLM

The purpose of this deed is to segregate 20 acre +/- parcel of land owned by the Grantor and Grantee; it is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws. The property described in this deed may be segregated and sold if exempted under State Subdivision Law (RCW 58.17.040) and County Subdivision Law (SCC 17.04.010).

The true consideration for this transfer consists of \$0.00 and is made pursuant to WAC 458-61A-211(2)(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument March 3, 2024.


Jacob D. McKay


Tiffany A. McKay

STATE OF OREGON)
) ss.
County of Clatsop)

This instrument was acknowledged before me on March 3, 2024, by Jacob D. McKay and Tiffany A. McKay.




Notary Public for Oregon
My Commission Expires: 11/16/2025

Unofficial Copy

**AKS ENGINEERING & FORESTRY**

9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682

P: (360) 882-0419 F: (360) 882-0426

AKS Job #10766

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 2**

Located in the Northeast Quarter of Section 15, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

COMMENCING at the northeast corner of Section 15; thence along the east line of said Northeast Quarter of Section 15 South 00°12'47" West 677.25 feet to the north right-of-way line of Leete Road; thence along said north right-of-way line North 89°47'10" West 20.00 feet to the northwest corner thereof; thence along the west line of said right-of-way (20.00 feet from centerline) South 00°12'48" West 107.00 feet to the north line of Lot 3 of SP-21-03; thence along said north line North 89°05'11" West 436.03 feet to the northwest corner of said Lot 3, also being the east line of Lot 4 of said SP-21-03, adjusted per Auditor's File Number 2023-000719; thence along said east line North 00°12'31" East 147.56 feet to the northeast corner thereof and **POINT OF BEGINNING**; thence along the north line of said Adjusted Lot 4 South 89°19'54" West 364.70 feet; thence continuing along said north line South 64°26'47" West 243.68 feet; thence continuing along said north line South 46°45'44" West 140.92 feet; thence continuing along said north line South 24°44'12" West 221.66 feet; thence leaving said north line North 87°16'46" West 947.95 feet to the east line of the right-of-way easement per Book 119, Page 947 (33.00 feet from centerline); thence along said east line of the right-of-way easement (33.00 feet from centerline) North 41°43'23" East 645.17 feet; thence along the boundary of Parcel 2 of Auditor's File Number 2019000866 North 00°45'27" East 50.34 feet to the centerline of said easement; thence along said centerline North 41°43'23" East 77.55 feet; thence continuing along said centerline North 40°38'23" East 550.00 feet; thence leaving said centerline South 60°36'35" East 1018.57 feet; thence South 00°12'31" West 145.00 feet to the **POINT OF BEGINNING**.

Contains approximately 20.36 acres.

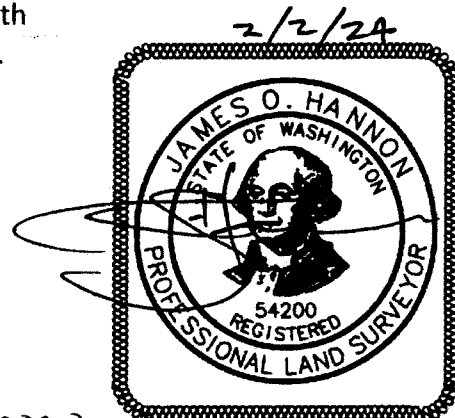
Skamania County Community Development
– 20-acre Exempt Land Division

Approved by: Mandy Artel 3/5/24

Skamania County Assessor

PTN

Date 3-25-24 Parcel# 04071500010002



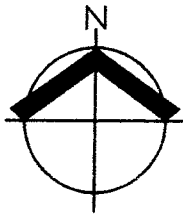


EXHIBIT B

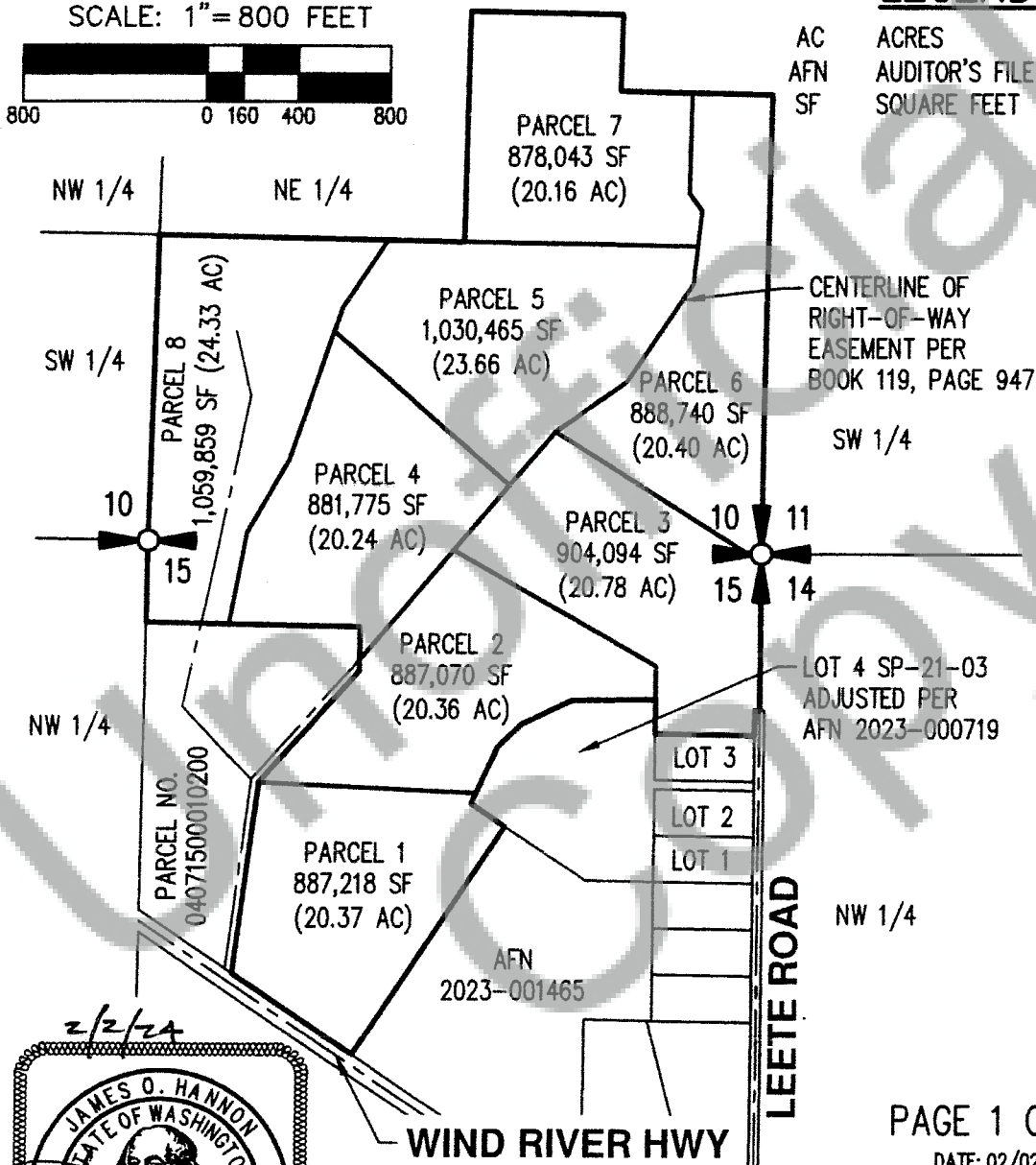
LOCATED IN THE SE 1/4 OF SEC. 10,
AND THE NE 1/4 OF SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

LEGEND

SCALE: 1" = 800 FEET



AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET



PARCEL SEGREGATION

DRAWN BY: CJC | CHECKED BY: JOH | DWG: 10766 SEG EXH | JOB: 10766

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM



EXHIBIT B

LOCATED IN THE NE 1/4 OF
SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

PARCEL 2
887,070 SF
(20.36 AC)

PARCEL 1
887,218 SF
(20.37 AC)

AC
AFN
SF

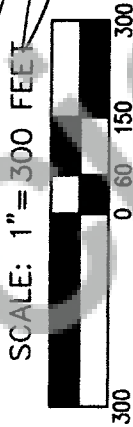
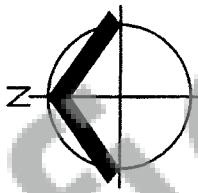
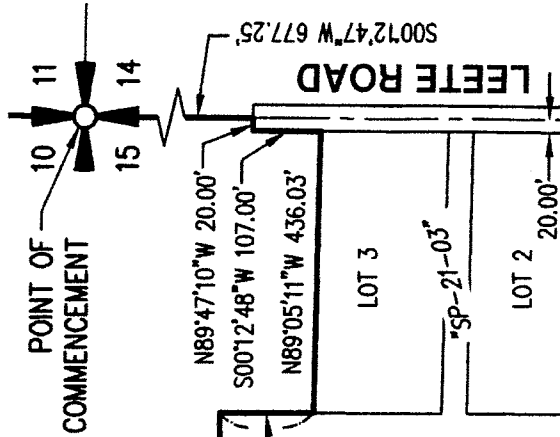
LEGEND

ACRES
AUDITOR'S FILE NUMBER
SQUARE FEET

AFN
2023-001465

66' RIGHT-OF-WAY EASEMENT
PER BOOK 119, PAGE 947

WIND RIVER
HWY

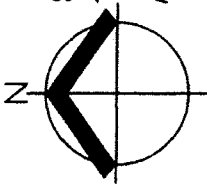


DATE: 02/02/2024

PARCEL SEGREGATION

DRAWN BY: CJC	CHECKED BY: JCH	DWG: 10766 SEG EXH	JOB: 10766
AKS ENGINEERING & FORESTRY, LLC			
9600 NE 126TH AVE, SUITE 2520			
VANCOUVER, WA 98682			
360.882.0419 WWW.AKS-ENG.COM			





Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: *Mandy Hoot* 10/3/24

SCALE: 1" = 300 FEET

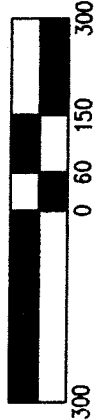


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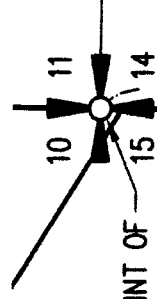
LOCATED IN THE NE 1/4 OF
SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

PARCEL 4
881,775 SF
(20.24 AC)

PARCEL NO.
04071500010200

PARCEL 2
887,070 SF
(20.36 AC)

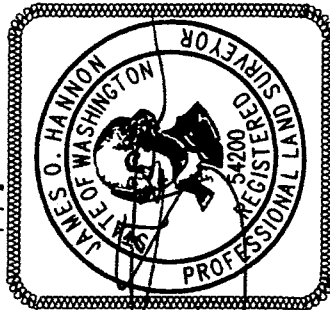
PARCEL 3
905,094 SF
(20.78 AC)



POINT OF
COMMENCEMENT

POINT OF
BEGINNING

LEETE ROAD



2/2/24

PARCEL 1
887,218 SF
(20.37 AC)

LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PAGE 3 OF 9

PARCEL SEGREGATION

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VANCOUVER, WA 98682			
360.882.0419 WWW.AKS-ENG.COM			



DATE: 02/02/2024

S00°12'47"W 677.25'

N89°47'10"W 20.00'

S00°12'48"W 107.00'

N89°05'11"W 436.03'

LOT 3

SP-21-03

LOT 2

20.00'

S00°12'31"W 145.00'

S89°19'54"W 364.70'

N00°12'31"E 147.56'

LOT 4 SP-21-03

ADJUSTED PER AFN 2023-000719

S24°44'12"W 221.66'

S64°26'47"W 243.68'

S46°45'44"W 140.92'

66' RIGHT-OF-WAY EASEMENT
PER BOOK 119, PAGE 947

N87°16'46"W 947.95'

N41°43'23"E 77.55'

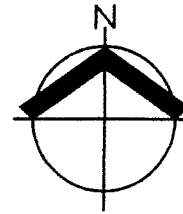
N00°45'27"E 50.34'

N40°38'23"E 550.00'

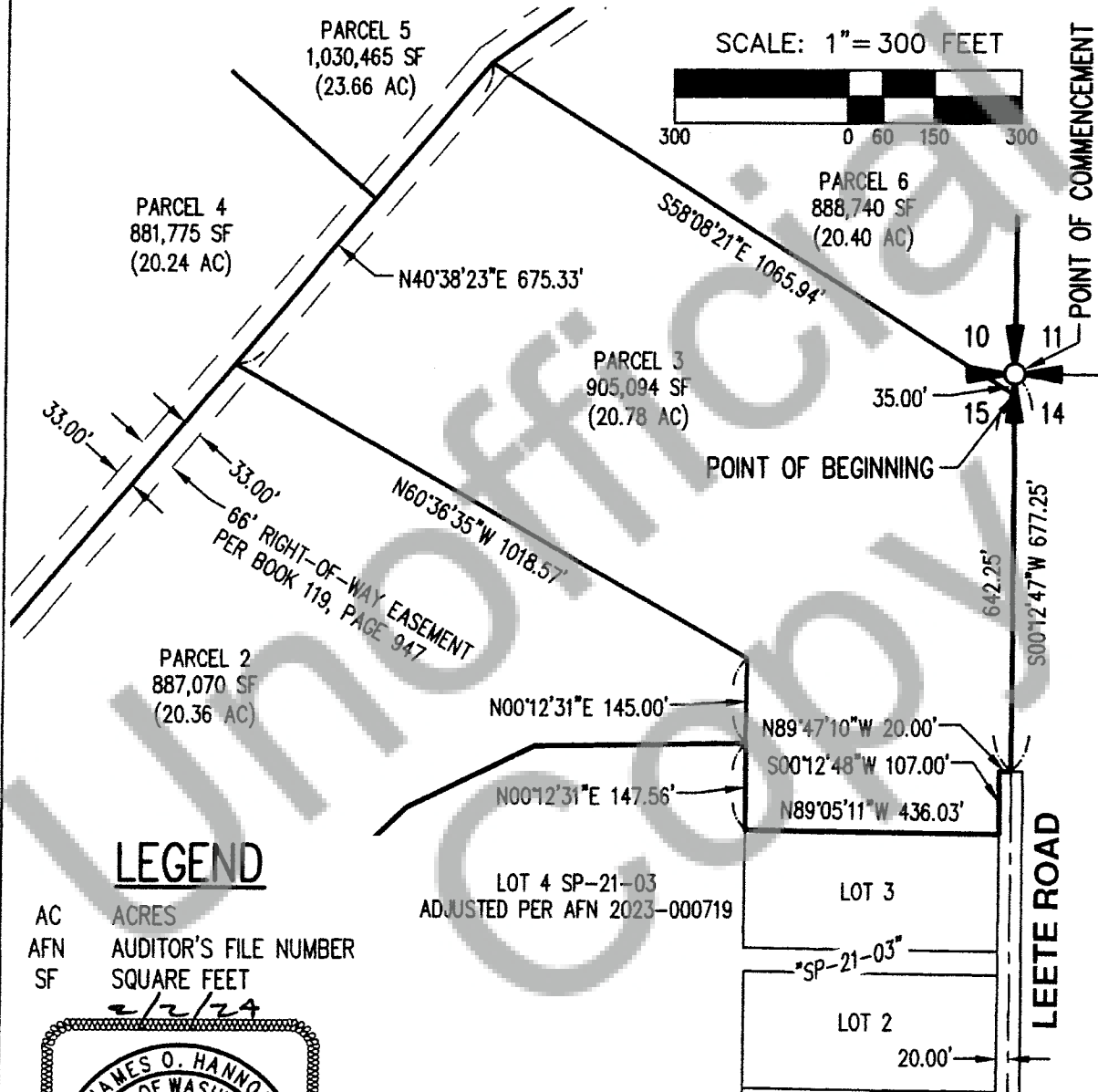
S60°36'35"E 1018.57'

EXHIBIT B

LOCATED IN THE SE 1/4 OF SEC. 10,
AND THE NE 1/4 OF SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON



SCALE: 1" = 300 FEET



LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
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LOT 4 SP-21-03
ADJUSTED PER AFN 2023-000719

LOT 3

SP-21-03

LOT 2

20.00'

PAGE 4 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

DRAWN BY: CJC CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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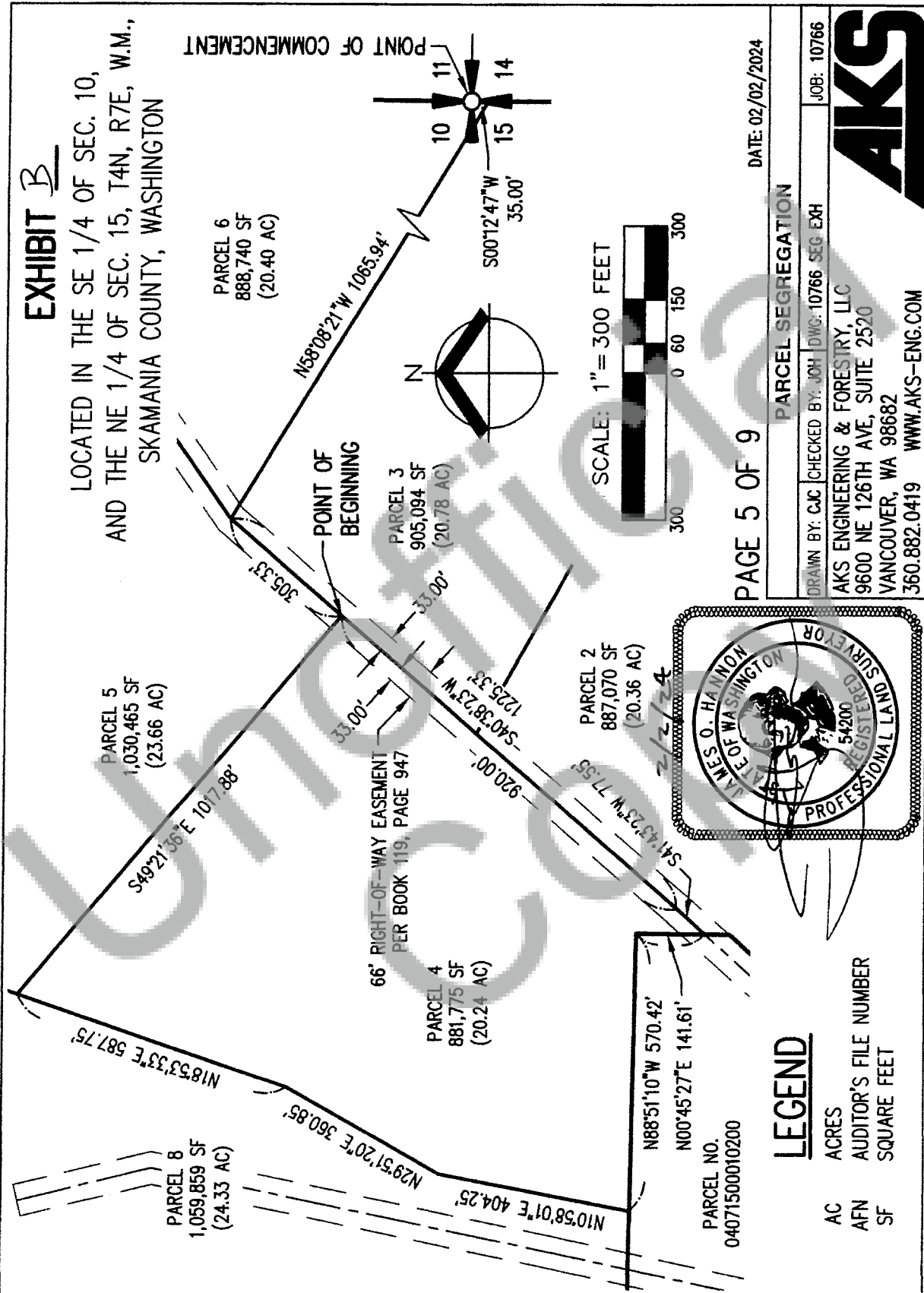
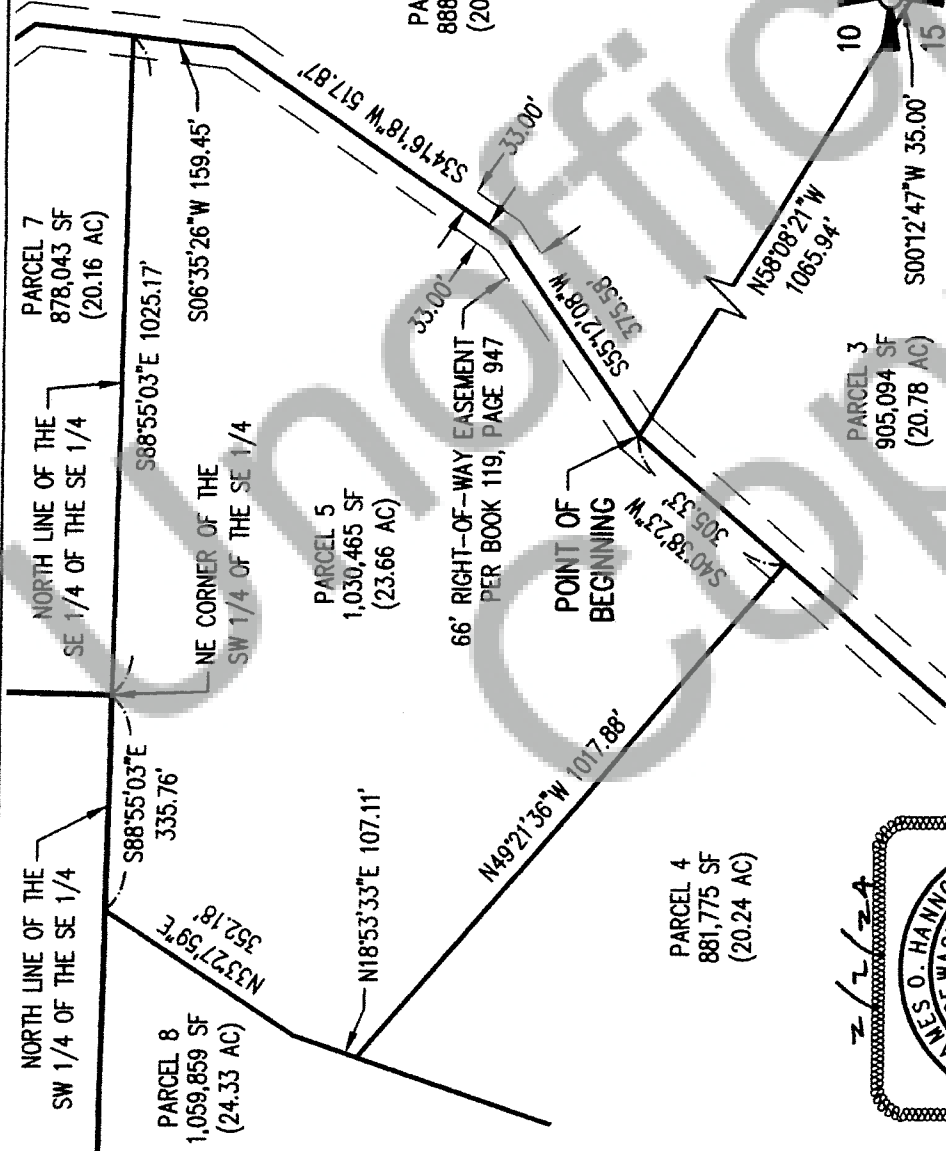


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PAGE 6 OF 9

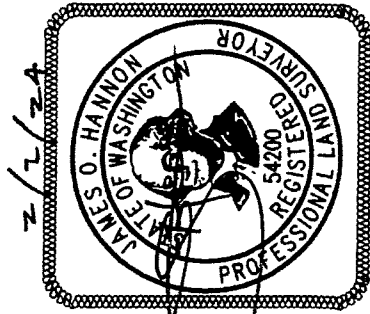
DATE: 02/02/2024

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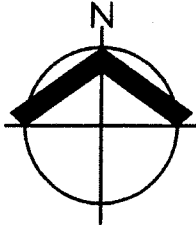
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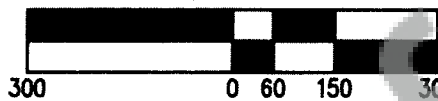


EXHIBIT

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SEC. 10, AND THE NE 1/4 OF
SEC. 15 T4N, R7E, W.M.,
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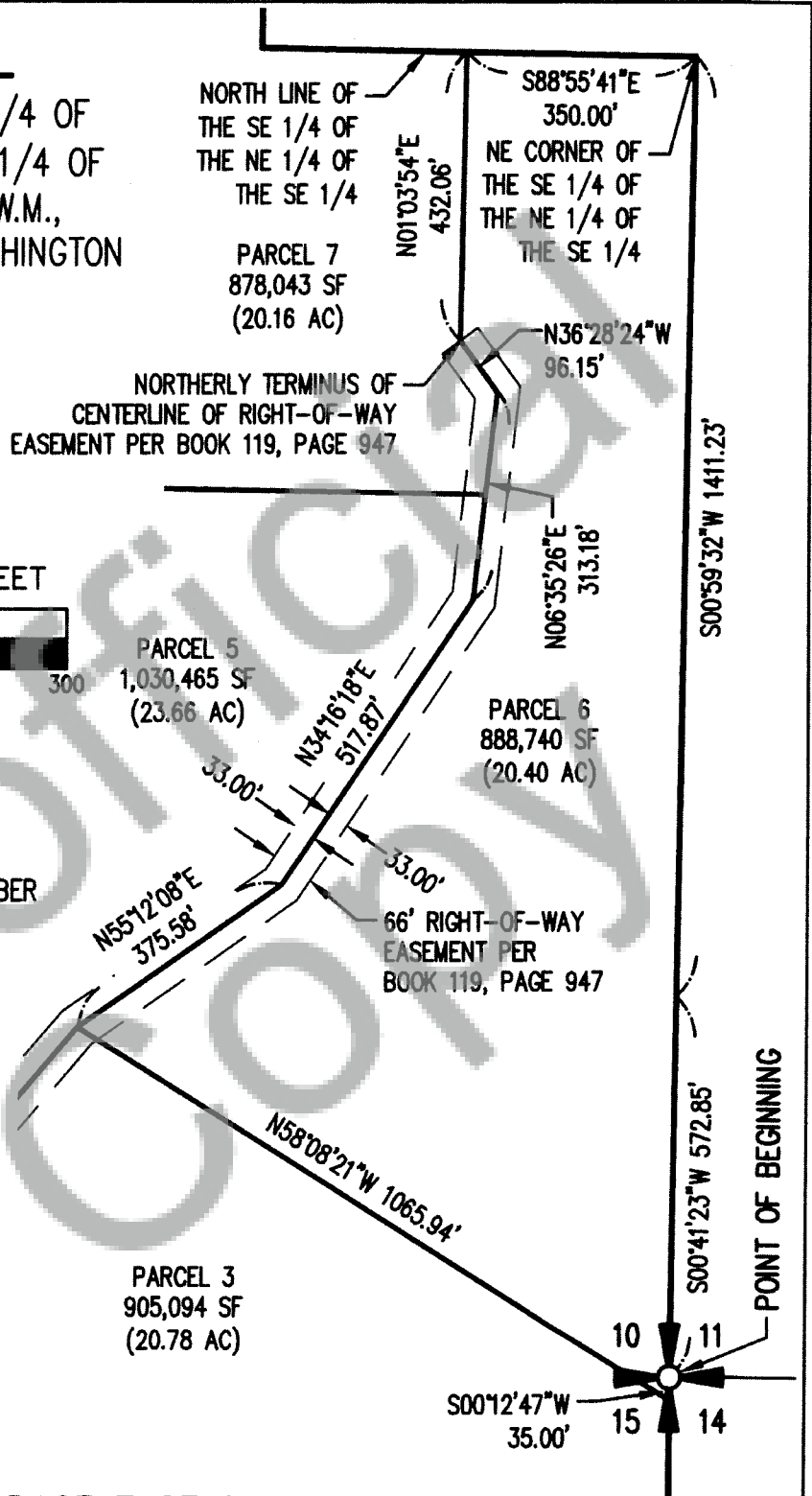
SCALE: 1" = 300 FEET



LEGEND

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AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PARCEL 6 DOES NOT MEET
MINIMUM DEVELOPMENT LOT
STANDARDS, TITLE 21.32.050,
AND IS NOT APPROVED FOR
SINGLE FAMILY HOME
DEVELOPMENT. A SHORT PLAT,
SUBDIVISION OR A BLA MEETING
RESIDENTIAL STANDARDS WOULD
BE REQUIRED FOR SINGLE FAMILY
HOME DEVELOPMENT APPROVAL
ON PARCEL 6



PAGE 7 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

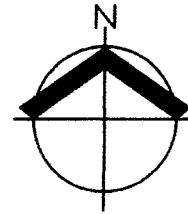
DRAWN BY: CJH CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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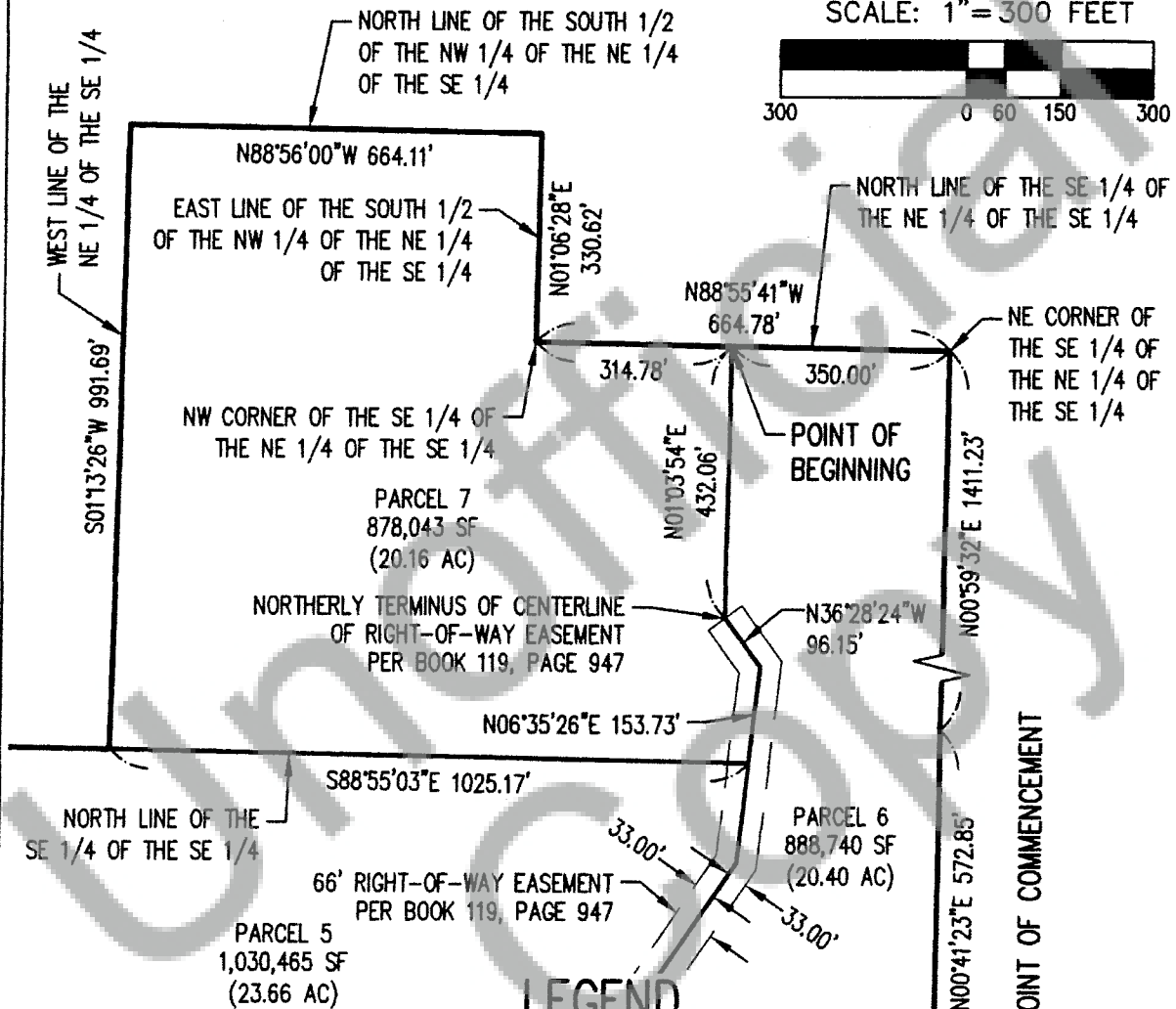


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PAGE 8 OF 9

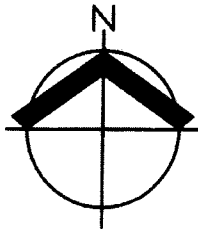
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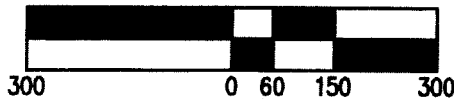


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