



AFTER RECORDING, RETURN TO:

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

Skamania County
Real Estate Excise Tax
37098
MAR 25 2024

PAID Exempt
Skamania County Treasurer
KSA, Deputy

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:

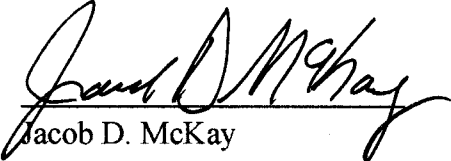
See Exhibit "A" and survey map attached as Exhibit "B"

Parcel No. 04070000019000 and 04071500010000 PTN 3/25/24 *km*

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).

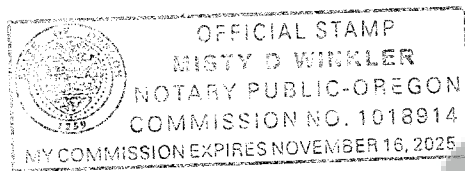
IN WITNESS WHEREOF, the Grantors have executed this instrument March 3, 2024.

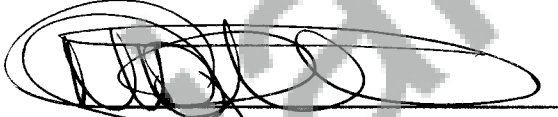

Jacob D. McKay


Tiffany A. McKay

STATE OF OREGON)
) ss.
County of Clackamas)

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 4**

Located in the Southeast Quarter of Section 10 and 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 $00^{\circ}12'47''$ West 35.00 feet; thence leaving said east line North $58^{\circ}08'21''$ West 1065.94 feet to the centerline of the right-of-way easement per Book 119, Page 947; thence along said centerline South $40^{\circ}38'23''$ West 305.33 feet to the **POINT OF BEGINNING**; thence continuing along said centerline South $40^{\circ}38'23''$ West 920.00 feet; thence continuing along said centerline South $41^{\circ}43'23''$ West 77.55 feet to the east boundary of Parcel 2 per Auditor's File Number 2019000866; thence along said boundary North $00^{\circ}45'27''$ East 141.61 feet to the northeast corner thereof; thence along said boundary North $88^{\circ}51'10''$ West 570.42 feet; thence leaving said boundary North $10^{\circ}58'01''$ East 404.25 feet; thence North $29^{\circ}51'20''$ East 360.85 feet; thence North $18^{\circ}53'33''$ East 587.75 feet; thence South $49^{\circ}21'36''$ East 1017.88 feet to the **POINT OF BEGINNING**.

Contains approximately 20.24 acres.

Skamania County Community Development
- 20-acre Exempt Land Division

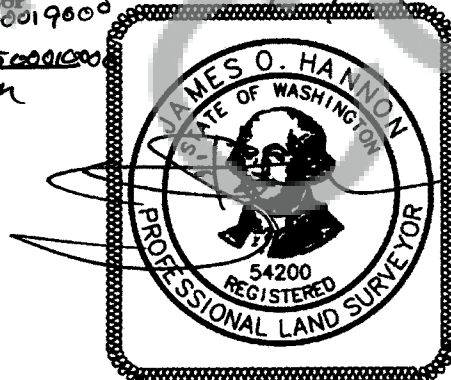
Approved by: Mundy Hertel 3/5/24

Skamania County Assessor

04070000019000

Date 3-25-24 Parcel # 0407150001000

4m



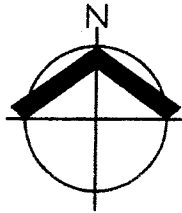


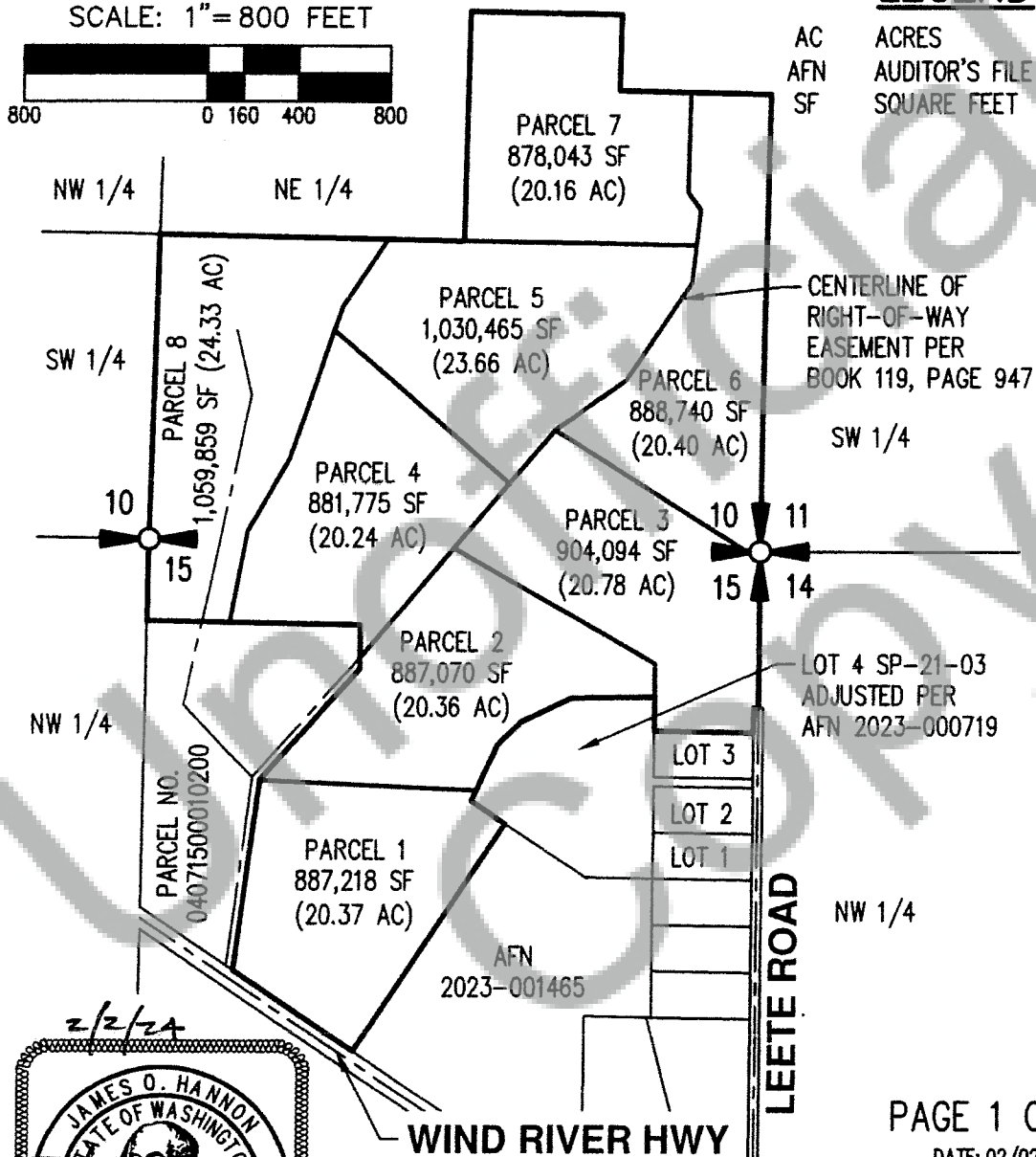
EXHIBIT B

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



PAGE 1 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

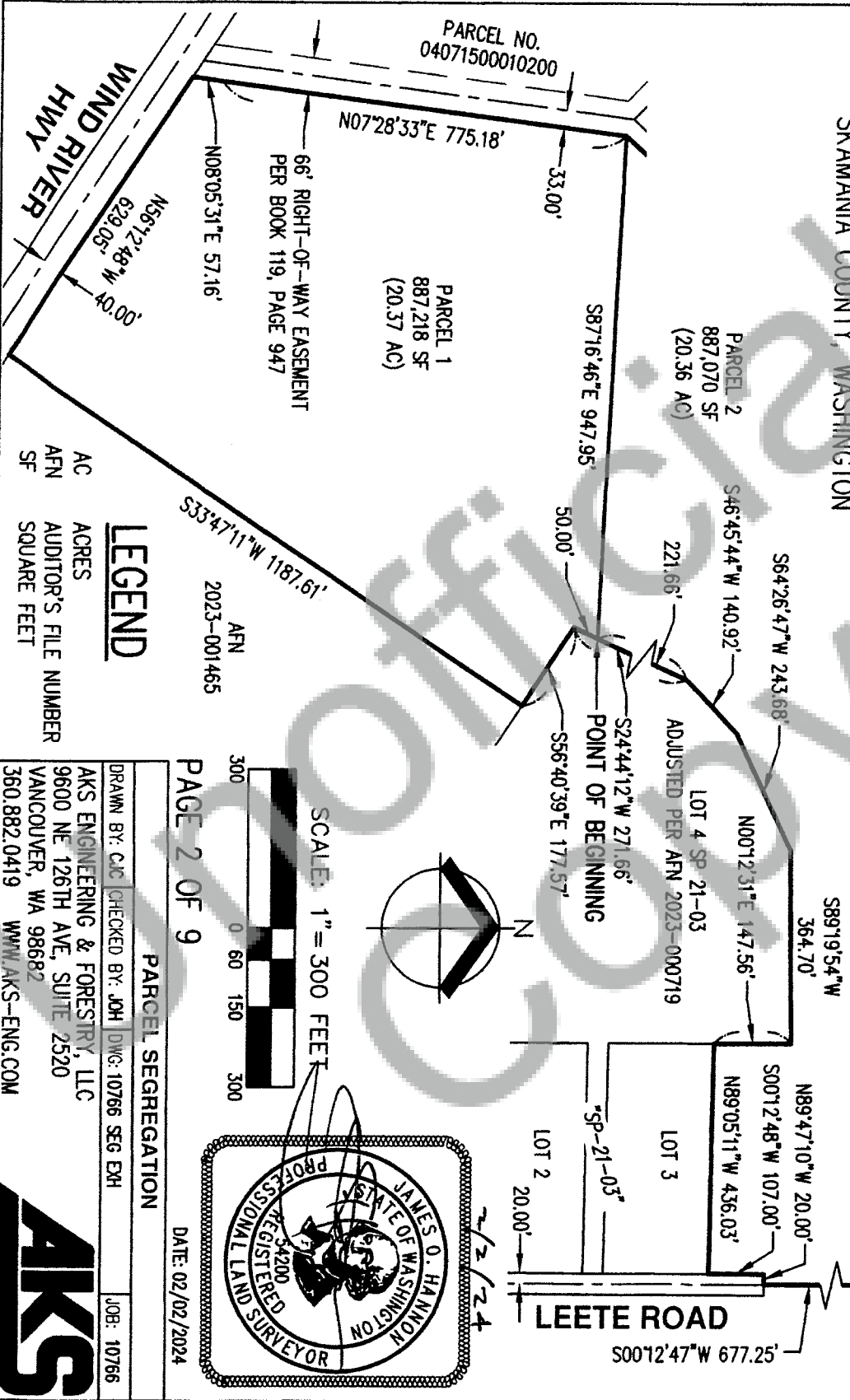
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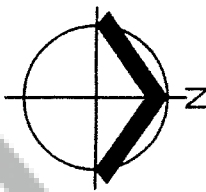
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM



EXHIBIT B

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



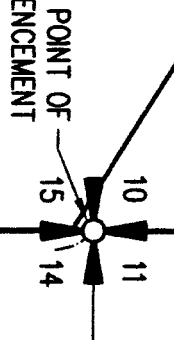


SCALE: 1" = 300 FEET



EXHIBIT B

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SEC. 15, 14N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

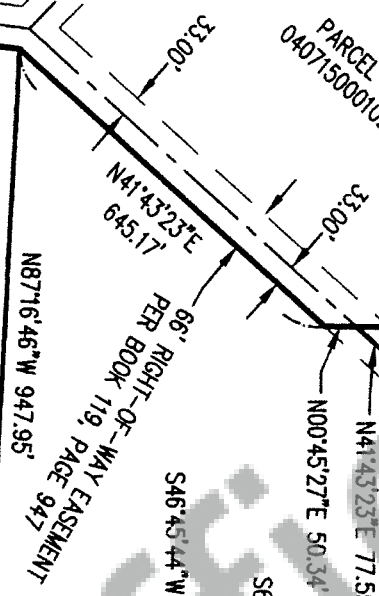


PARCEL 4
881,775 SF
(20.24 AC)

PARCEL 3
905,094 SF
(20.78 AC)

PARCEL 2
887,070 SF
(20.36 AC)

PARCEL NO.
04071500010200



PER BOOK 119, PAGE 947

2/2/24

PARCEL 1
887,218 SF
(20.37 AC)

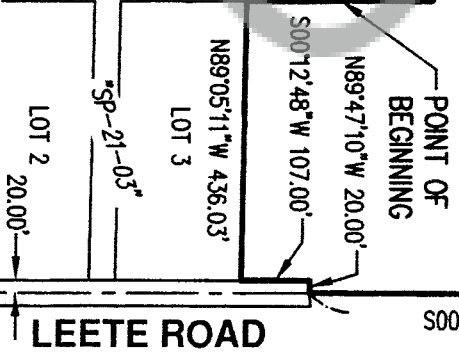
LEGEND

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PAGE 3 OF 9

PARCEL SEGREGATION

DATE: 02/02/2024



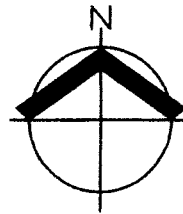
LEETE ROAD

DRAWN BY: CJC CHECKED BY: JQH DWG: 10766 SEG EXH
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
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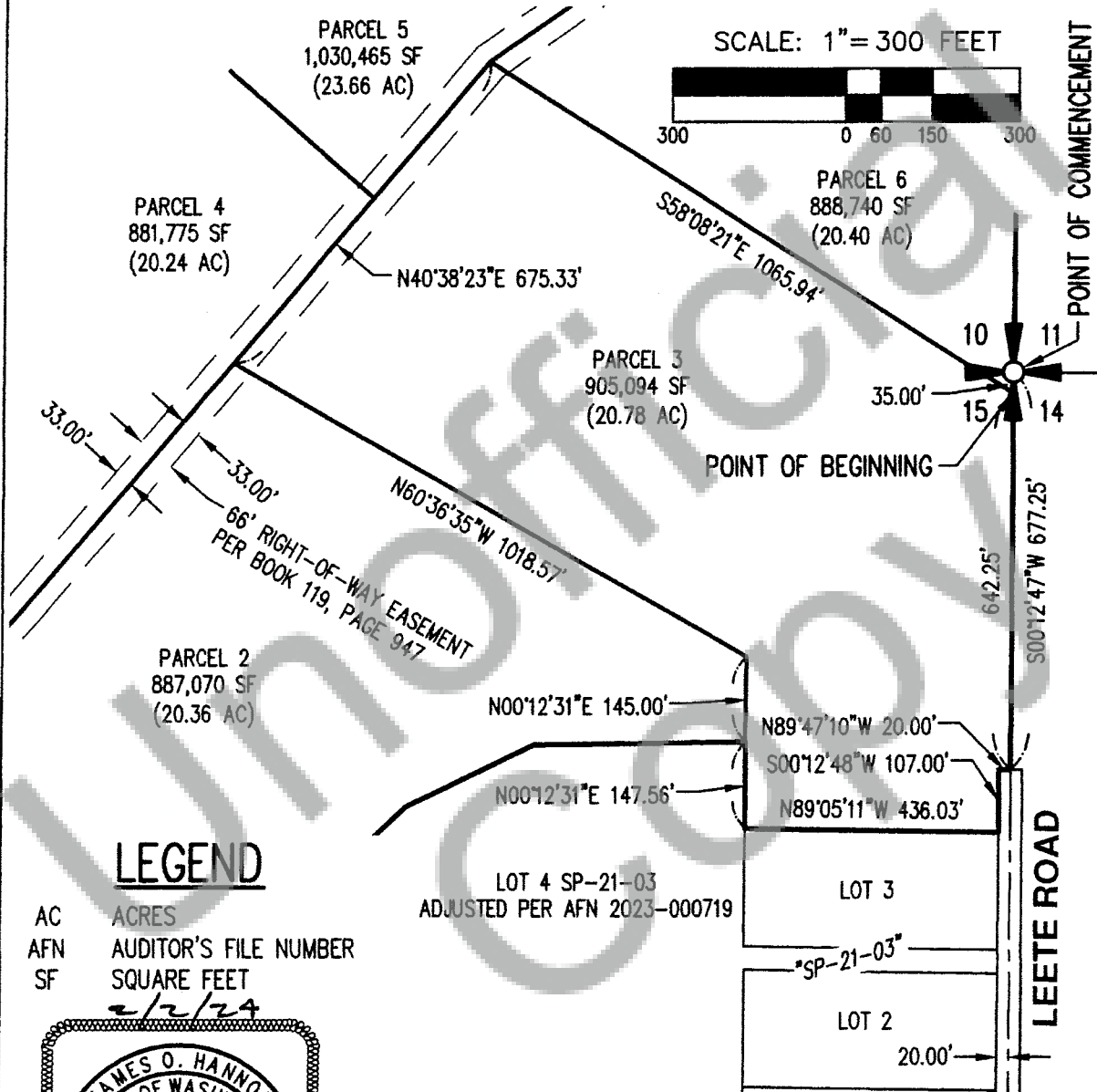


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PAGE 4 OF 9

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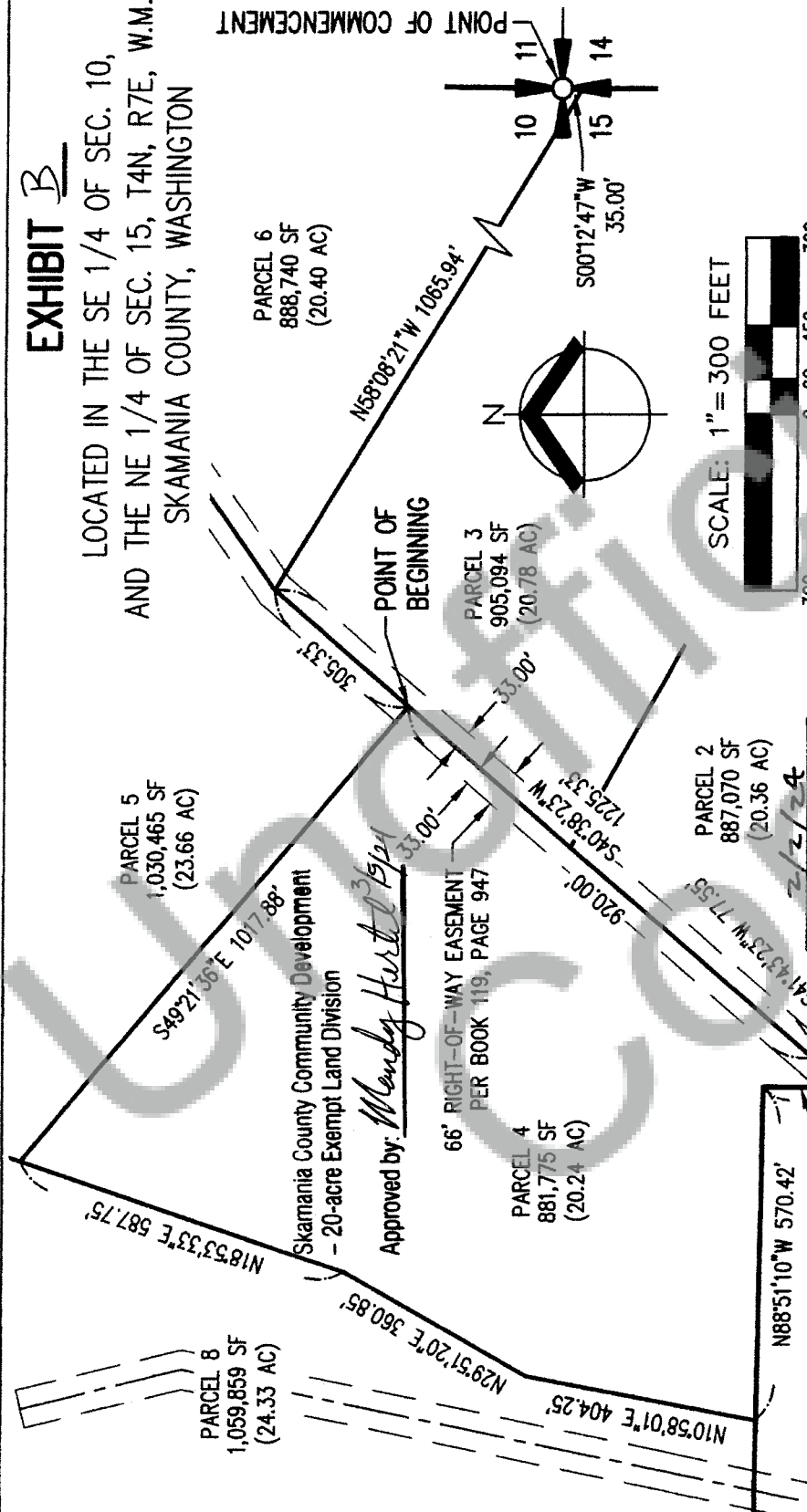
DRAWN BY: CJC CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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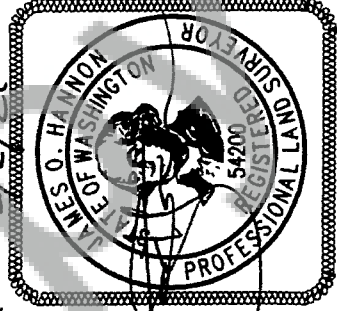


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PAGE 5 OF 9 DATE: 02/02/2024

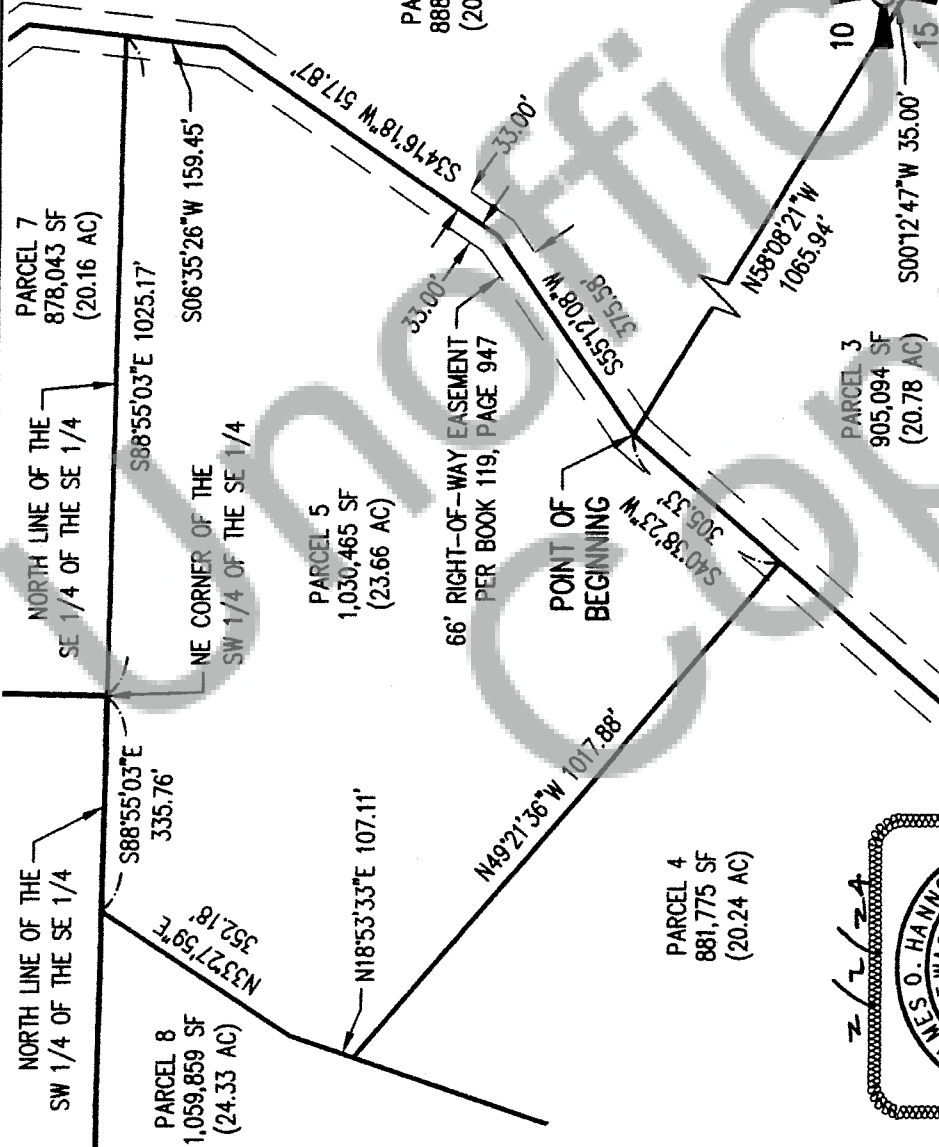
PARCEL SEGREGATION

DRAWN BY: CAC	CHECKED BY: JCH	DWG: 10766	SEG: EXH	JOB: 10766
AKS ENGINEERING & FORESTRY, LLC				
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VANCOUVER, WA 98682				
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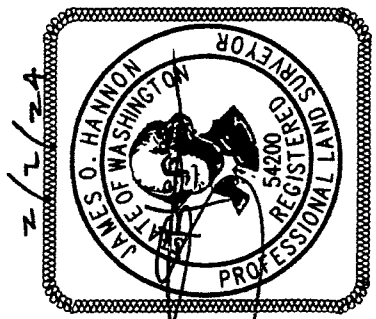
DATE: 02/02/2024

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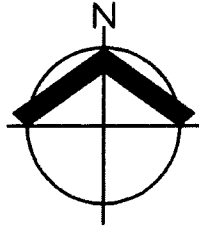
PARCEL SEGREGATION

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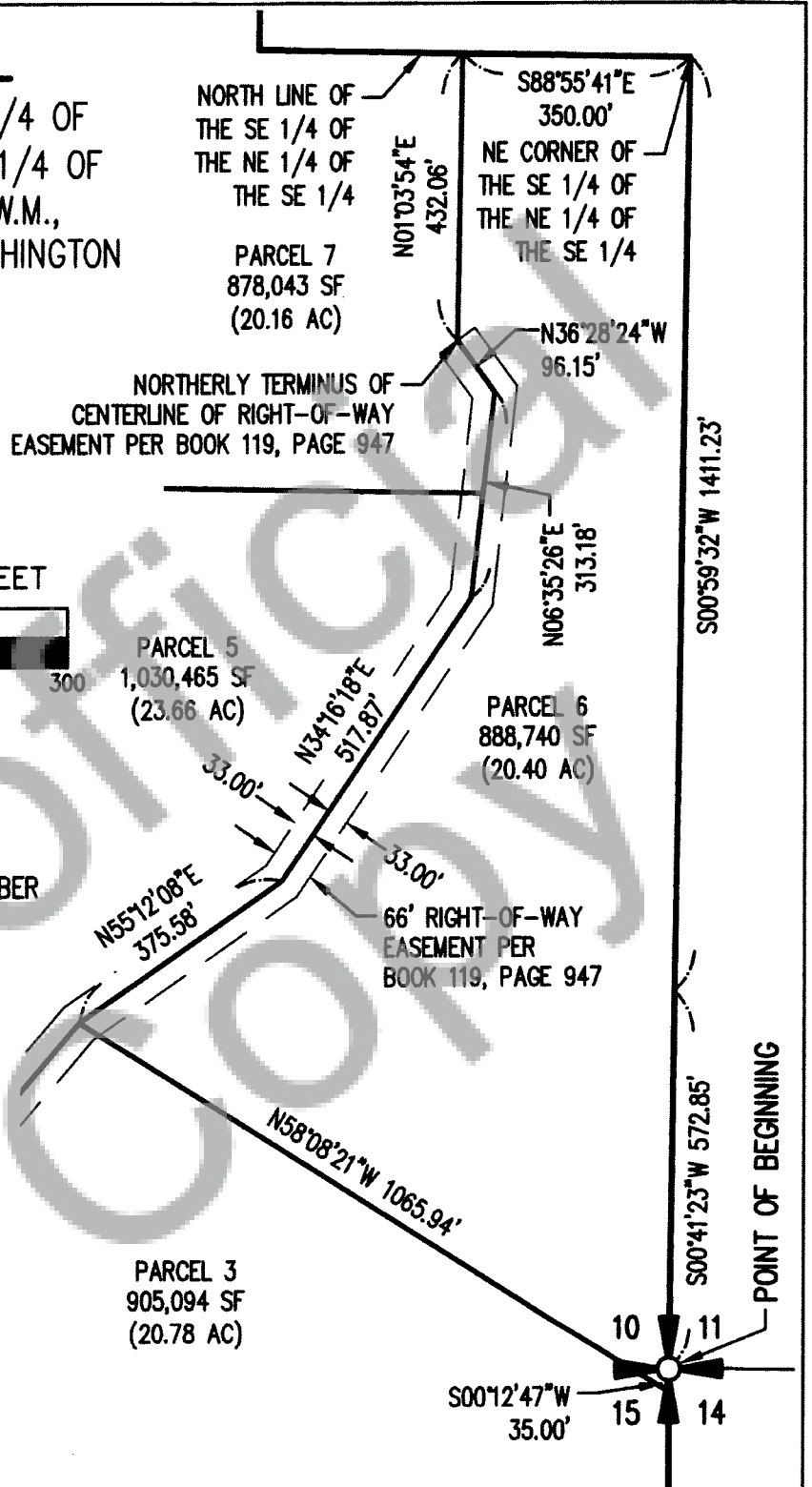
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PARCEL 6 DOES NOT MEET
MINIMUM DEVELOPMENT LOT
STANDARDS, TITLE 21.32.050,
AND IS NOT APPROVED FOR
SINGLE FAMILY HOME
DEVELOPMENT. A SHORT PLAT,
SUBDIVISION OR A BLA MEETING
RESIDENTIAL STANDARDS WOULD
BE REQUIRED FOR SINGLE FAMILY
HOME DEVELOPMENT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



PAGE 7 OF 9

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PARCEL SEGREGATION

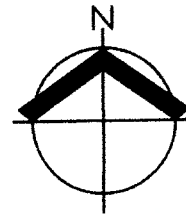
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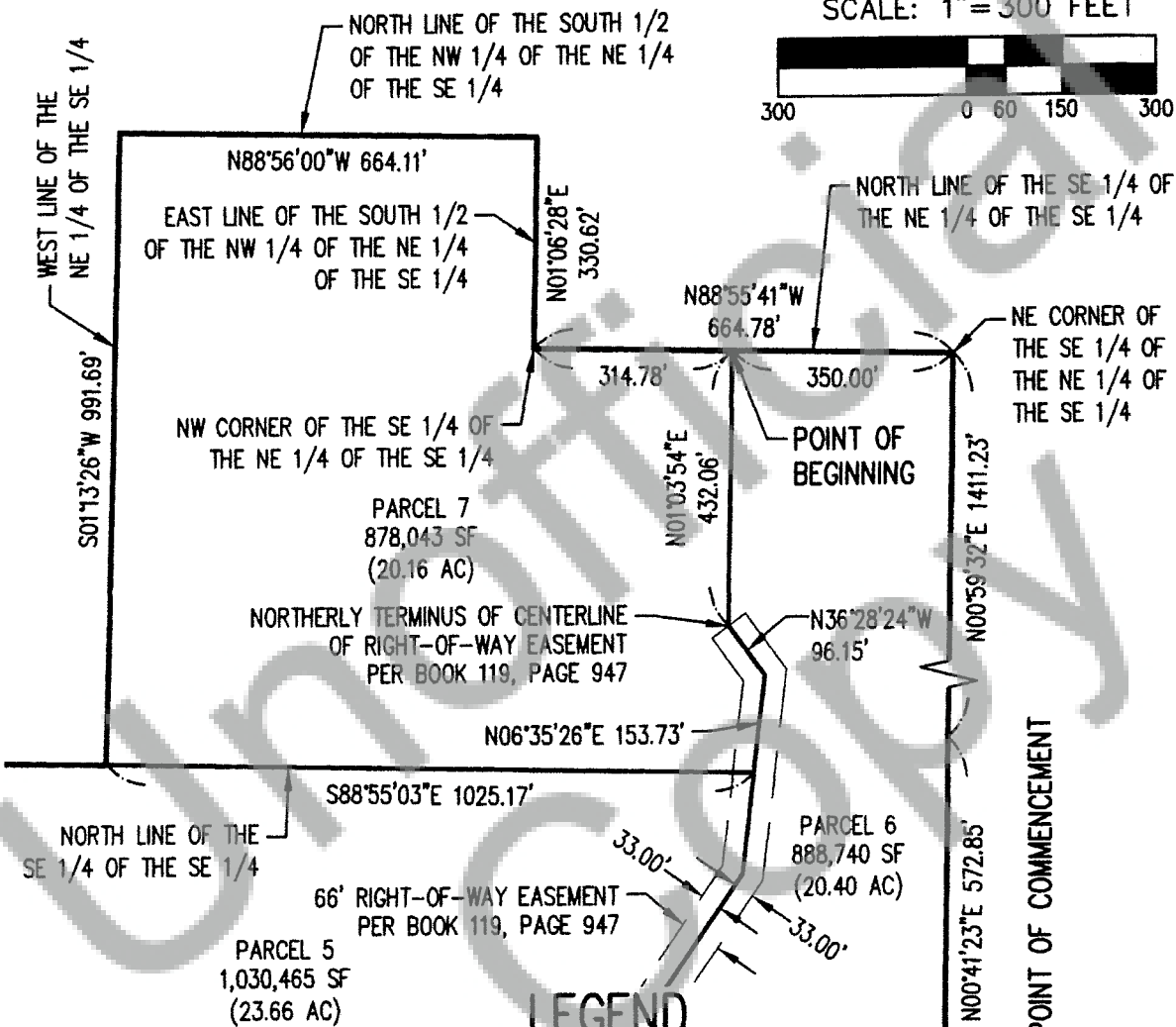


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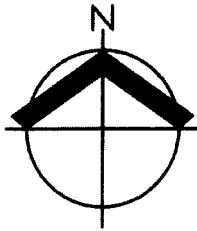
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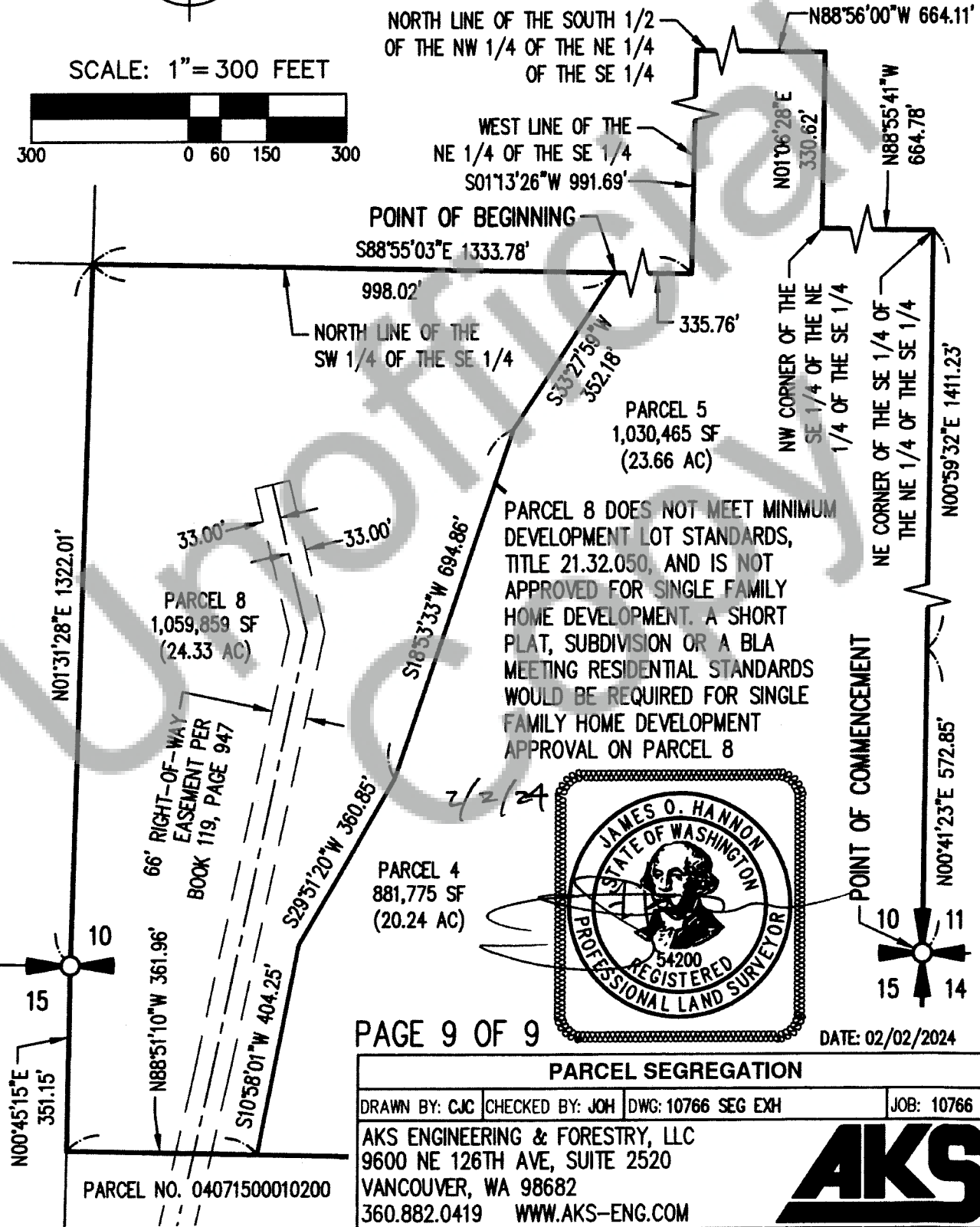
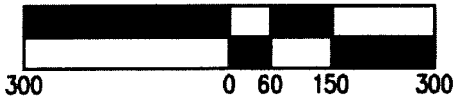


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