



AFTER RECORDING, RETURN TO:

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

Skamania County
Real Estate Excise Tax
37099
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:

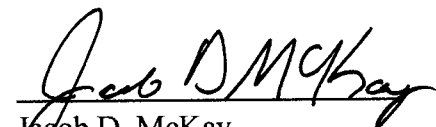
See Exhibit "A" and survey map attached as Exhibit "B"

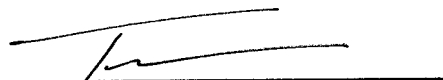
Parcel No. 04070000019000 *portion of*

The purpose of this deed is to segregate 23 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).

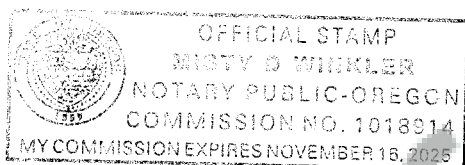
IN WITNESS WHEREOF, the Grantors have executed this instrument March 3, 2024.


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 5

Located in the Southeast Quarter of Section 10, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

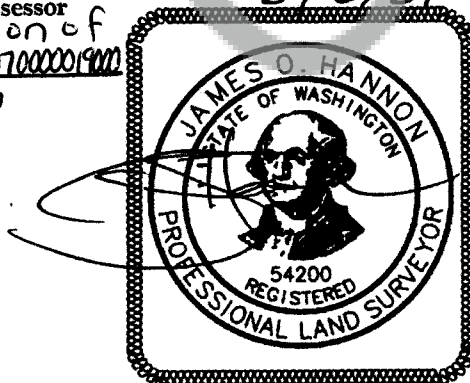
COMMENCING at the northeast corner of Section 15; thence along the east line of the Northeast Quarter of Section 15 South $00^{\circ}12'47''$ West 35.00 feet; thence North $58^{\circ}08'21''$ West 1065.94 feet to the centerline of a right-of-way easement per Book 119, Page 947, and **POINT OF BEGINNING**; thence along said centerline South $40^{\circ}38'23''$ West 305.33 feet; thence leaving said centerline North $49^{\circ}21'36''$ West 1017.88 feet; thence North $18^{\circ}53'33''$ East 107.11 feet; thence North $33^{\circ}27'59''$ East 352.18 feet to the north line of the Southwest Quarter of the Southeast Quarter of Section 10; thence along said north line South $88^{\circ}55'03''$ East 335.76 feet to the northeast corner thereof; thence along the north line of the Southeast Quarter of the Southeast Quarter of Section 10 South $88^{\circ}55'03''$ East 1025.17 feet to the centerline of the right-of-way easement per Book 119, Page 947; thence along said centerline South $06^{\circ}35'26''$ West 159.45 feet; thence continuing along said centerline South $34^{\circ}16'18''$ West 517.87 feet; thence continuing along said centerline South $55^{\circ}12'08''$ West 375.58 feet to the **POINT OF BEGINNING**.

Contains approximately 23.66 acres.

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mandy Hertel 3/5/24

Skamania County Assessor
Portion of
Date: 3/25/24 Parcel # 0407000001900
om



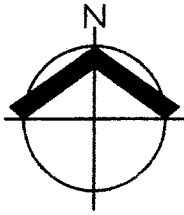


EXHIBIT B

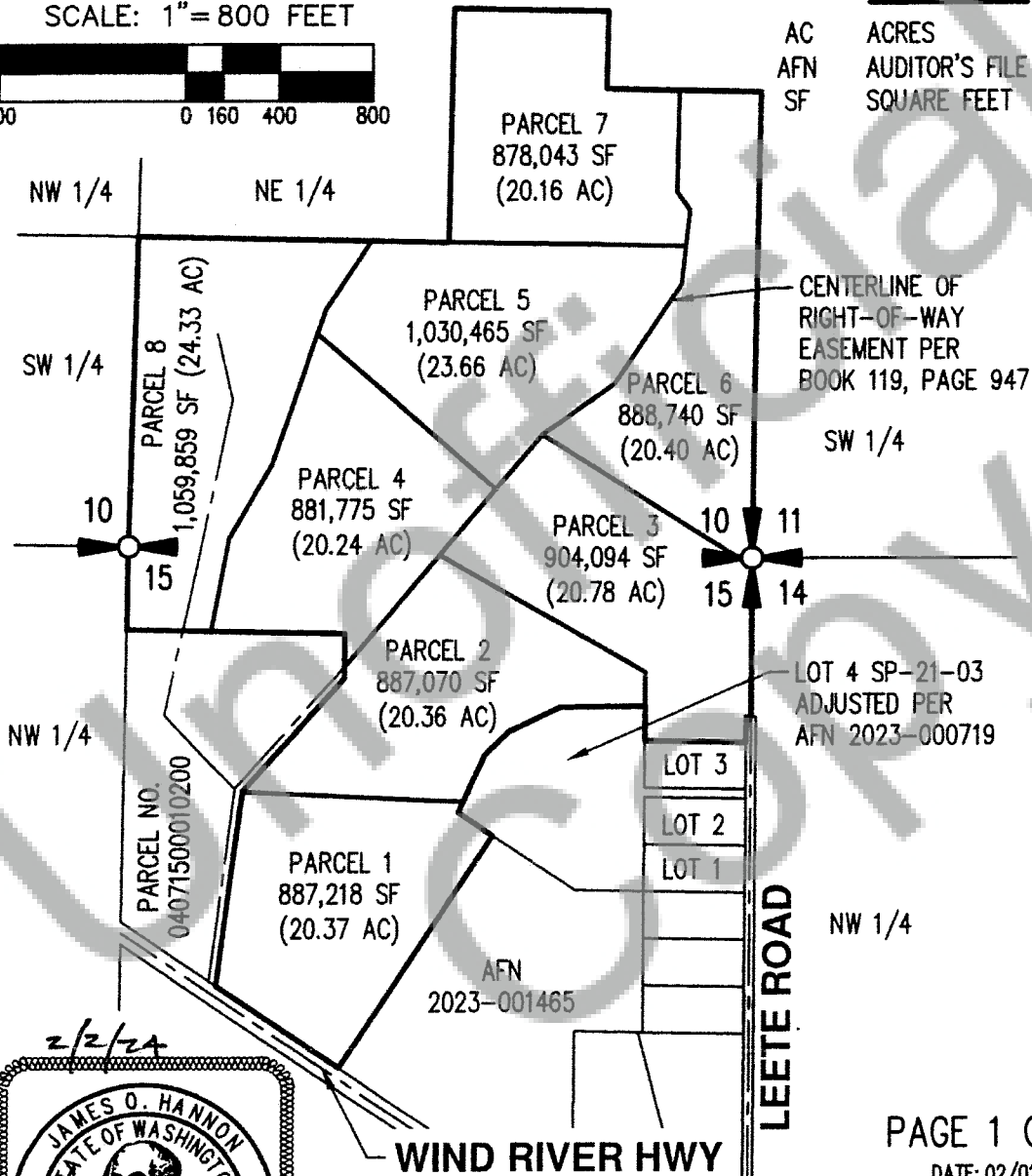
LOCATED IN THE SE 1/4 OF SEC. 10,
AND THE NE 1/4 OF SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

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

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)

PARCEL NO.
04071500010200

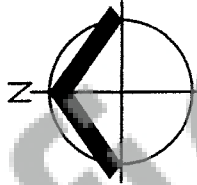
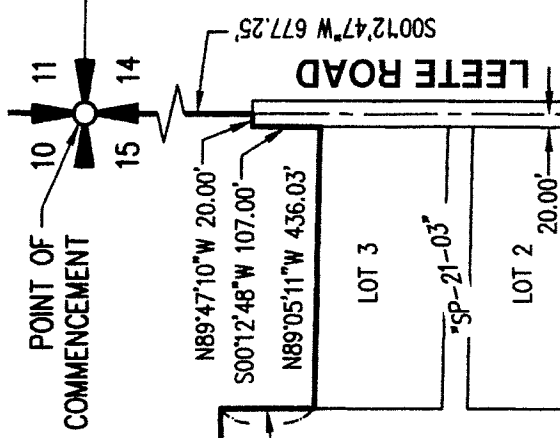
66' RIGHT-OF-WAY EASEMENT
PER BOOK 119, PAGE 947

WIND RIVER
HWY

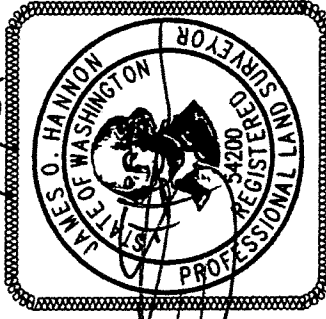
AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

AFN
2023-001465

LEGEND



SCALE: 1" = 300 FEET



DATE: 02/02/2024

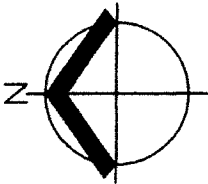
PAGE 2 OF 9

PARCEL SEGREGATION

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

AKS ENGINEERING & FORESTRY, LLC
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SCALE: 1" = 300 FEET



EXHIBIT B

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
BEGINNING

POINT OF
COMMENCEMENT

LEEFE ROAD

PAGE 3 OF 9

DATE: 02/02/2024

LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET



2/2/2024

PARCEL 1
887,218 SF
(20.37 AC)

ADJUSTED PER AFN 2023-000719

LOT 4 SP-21-03

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

N87°16'46"W 947.95'

N41°43'23"E 645.17'

33.00'

33.00'

N00°45'27"E 50.34'

N41°43'23"E 77.55'

N40°38'23"E 550.00'

S60°36'35"E 1018.57'

S89°19'54"W 364.70'

S00°12'31"W 145.00'

S64°26'47"W 243.68'

S46°45'44"W 140.92'

N00°12'31"E 147.56'

S00°12'48"W 107.00'

N89°47'10"W 20.00'

N89°05'11"W 436.03'

S00°12'47"W 677.25'

S24°44'12"W 221.66'

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PARCEL SEGREGATION

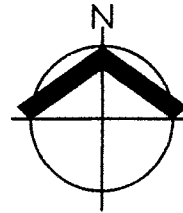
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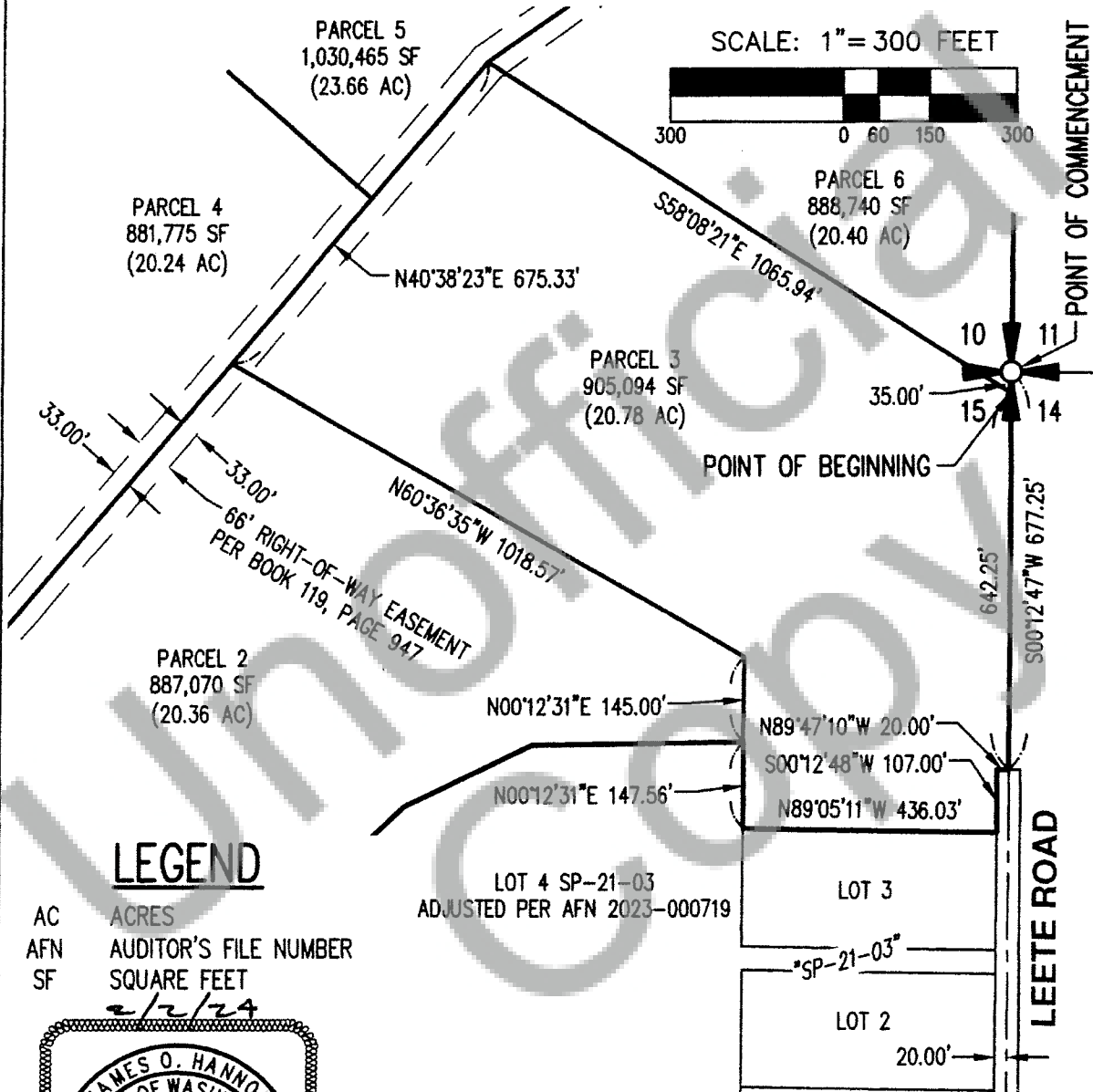
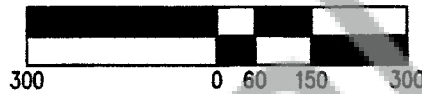


EXHIBIT B

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
SF SQUARE FEET



PAGE 4 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

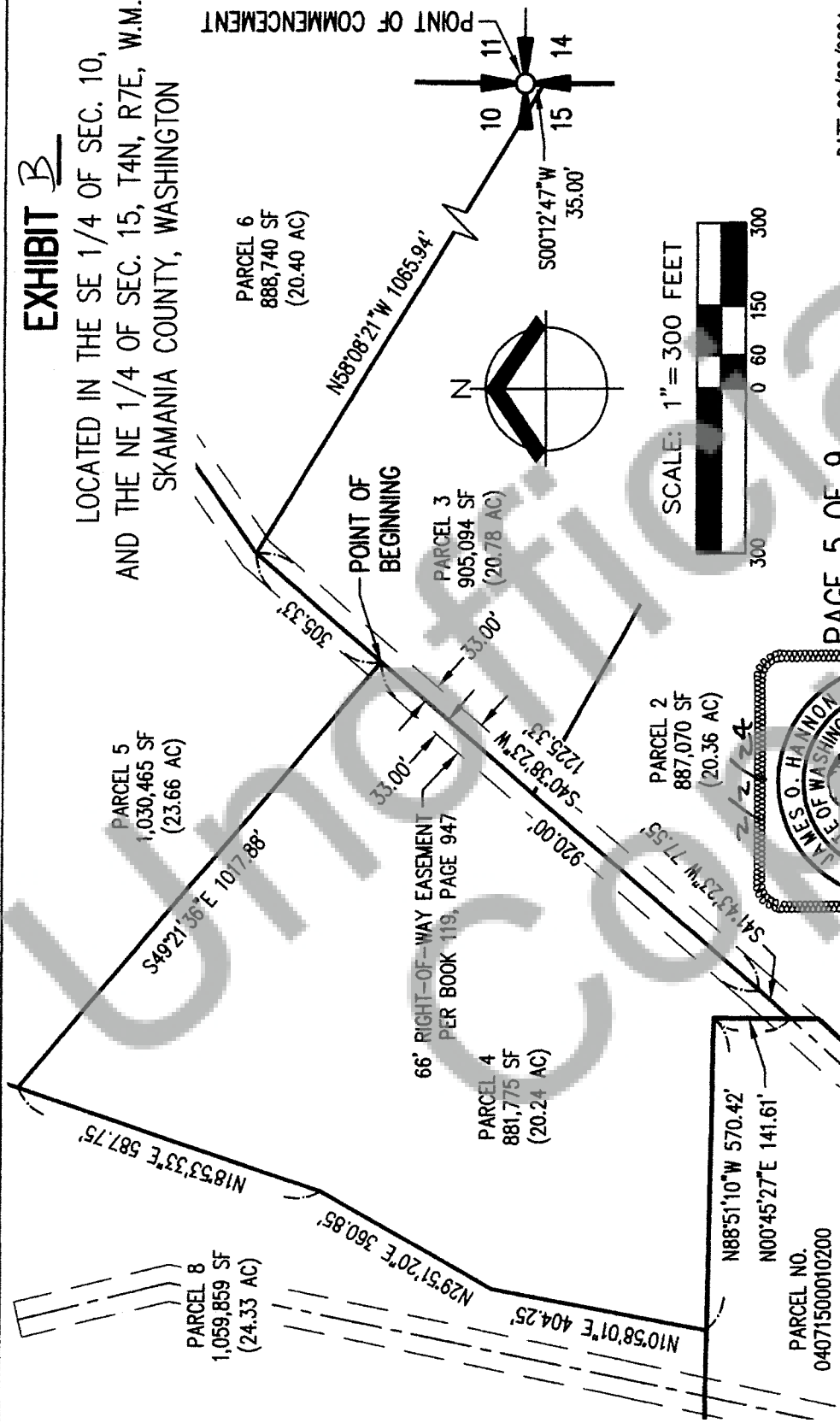
DRAWN BY: CJC | CHECKED BY: JOH | DWG: 10766 SEG EXH | JOB: 10766

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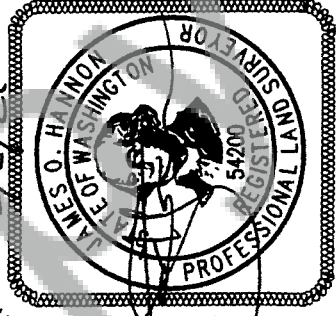


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SKAMANIA COUNTY, WASHINGTON



SCALE: 1" = 300 FEET



LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PARCEL NO.
04071500010200

PAGE 5 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

DRAWN BY: CAC CHECKED BY: JCH DWG: 10766 SEG EXH JOB: 10766

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NORTH LINE OF THE
SW 1/4 OF THE SE 1/4

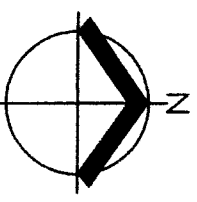
NORTH LINE OF THE
SE 1/4 OF THE SE 1/4

PARCEL 7
878,043 SF
(20.16 AC)

PARCEL 8
1,059,859 SF
(24.33 AC)

NE CORNER OF THE
SW 1/4 OF THE SE 1/4

EXHIBIT B
LOCATED IN THE SE 1/4 OF
SEC. 10, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON



SCALE: 1" = 300 FEET



Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: *Wendy Hest* 3/5/24

POINT OF COMMENCEMENT

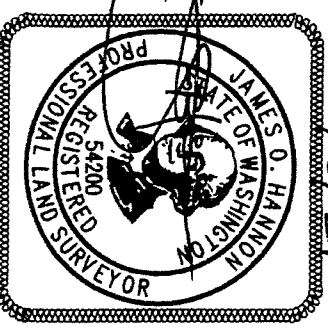
PAGE 6 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

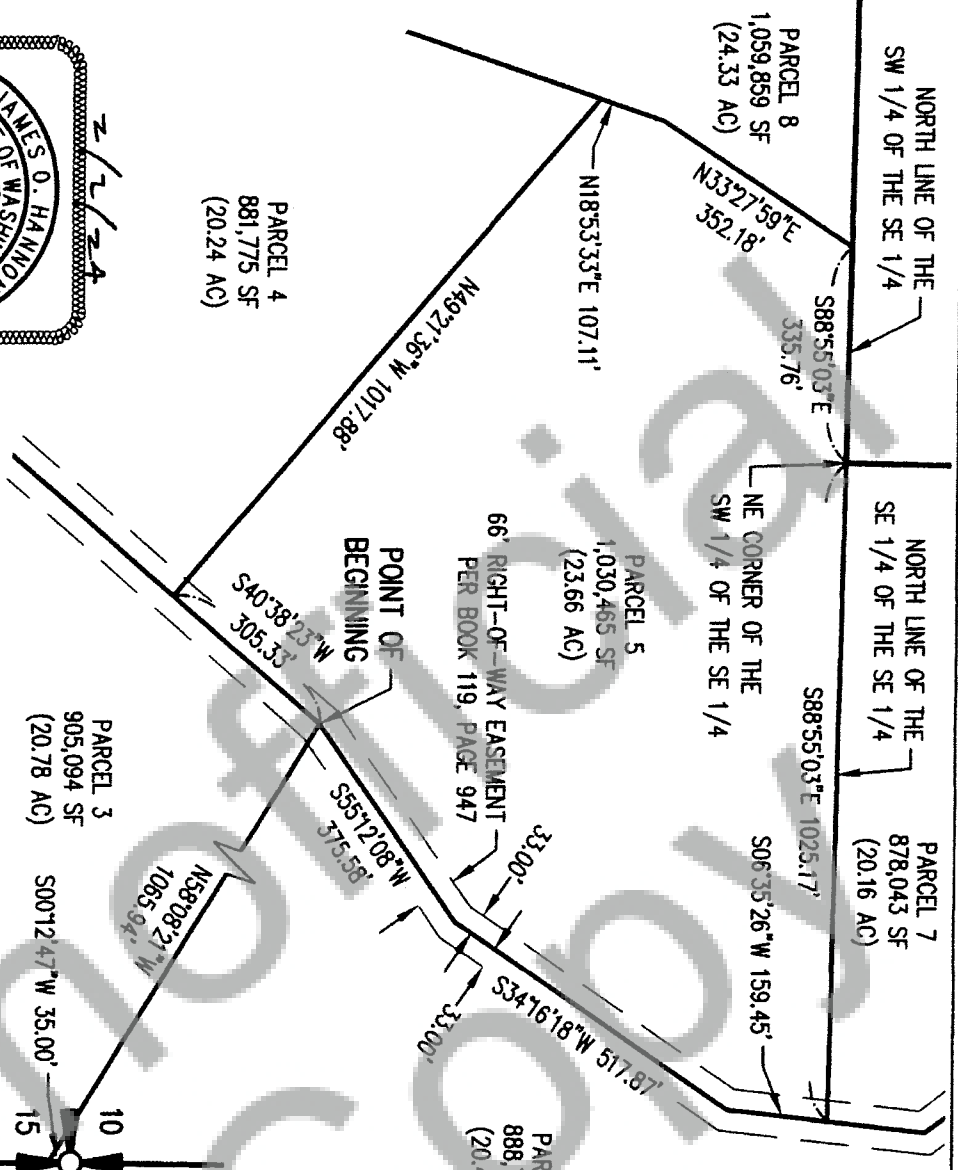
DRAWN BY: CJC	CHECKED BY: JOH	DWG: 10766 SEC EXH	JOB: 10766
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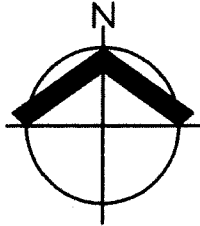
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SF SQUARE FEET

LEGEND

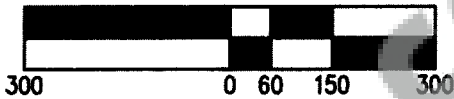


EXHIBIT

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



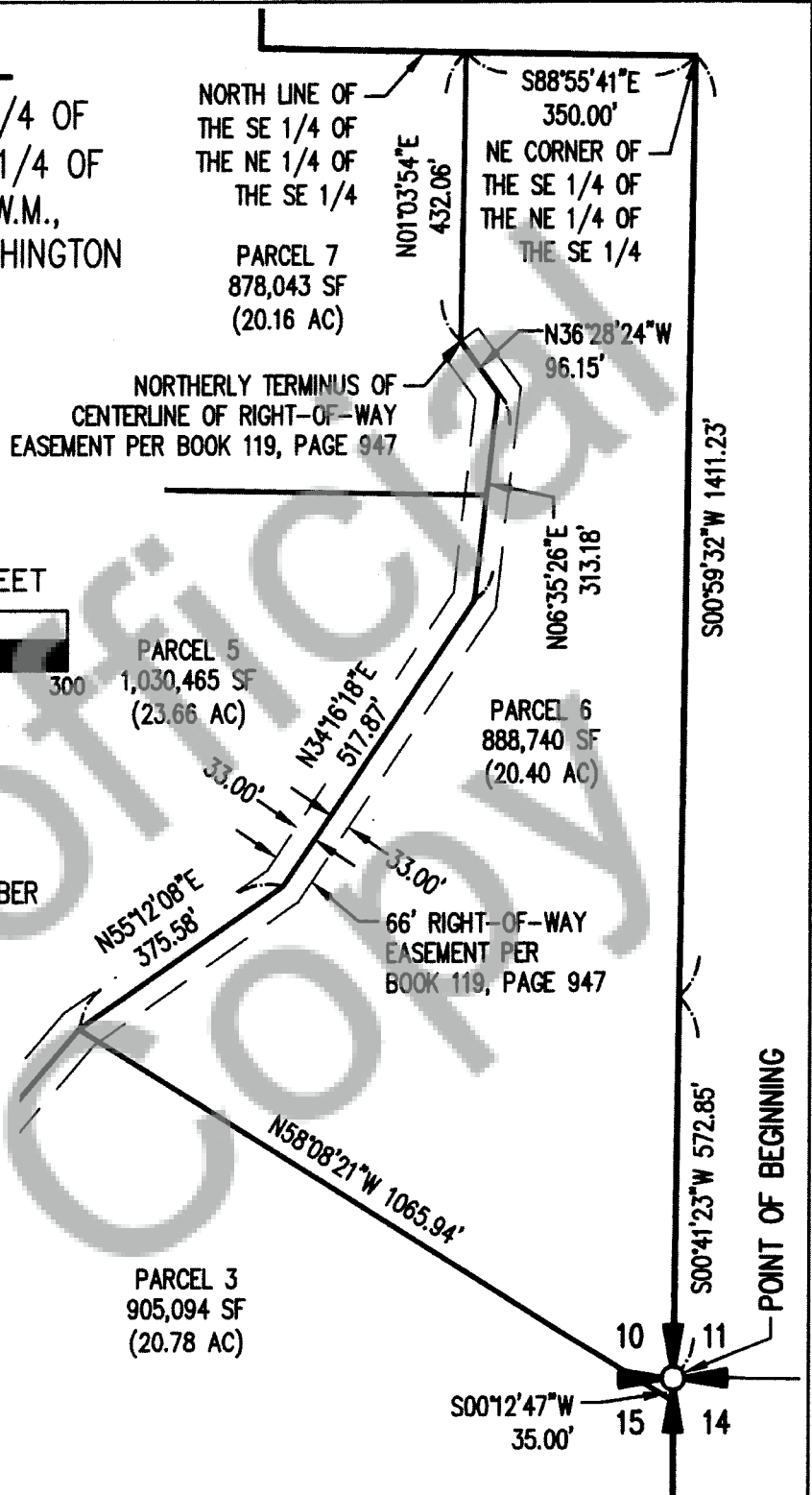
SCALE: 1" = 300 FEET



LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
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

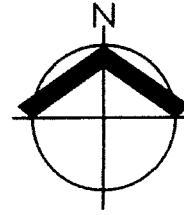
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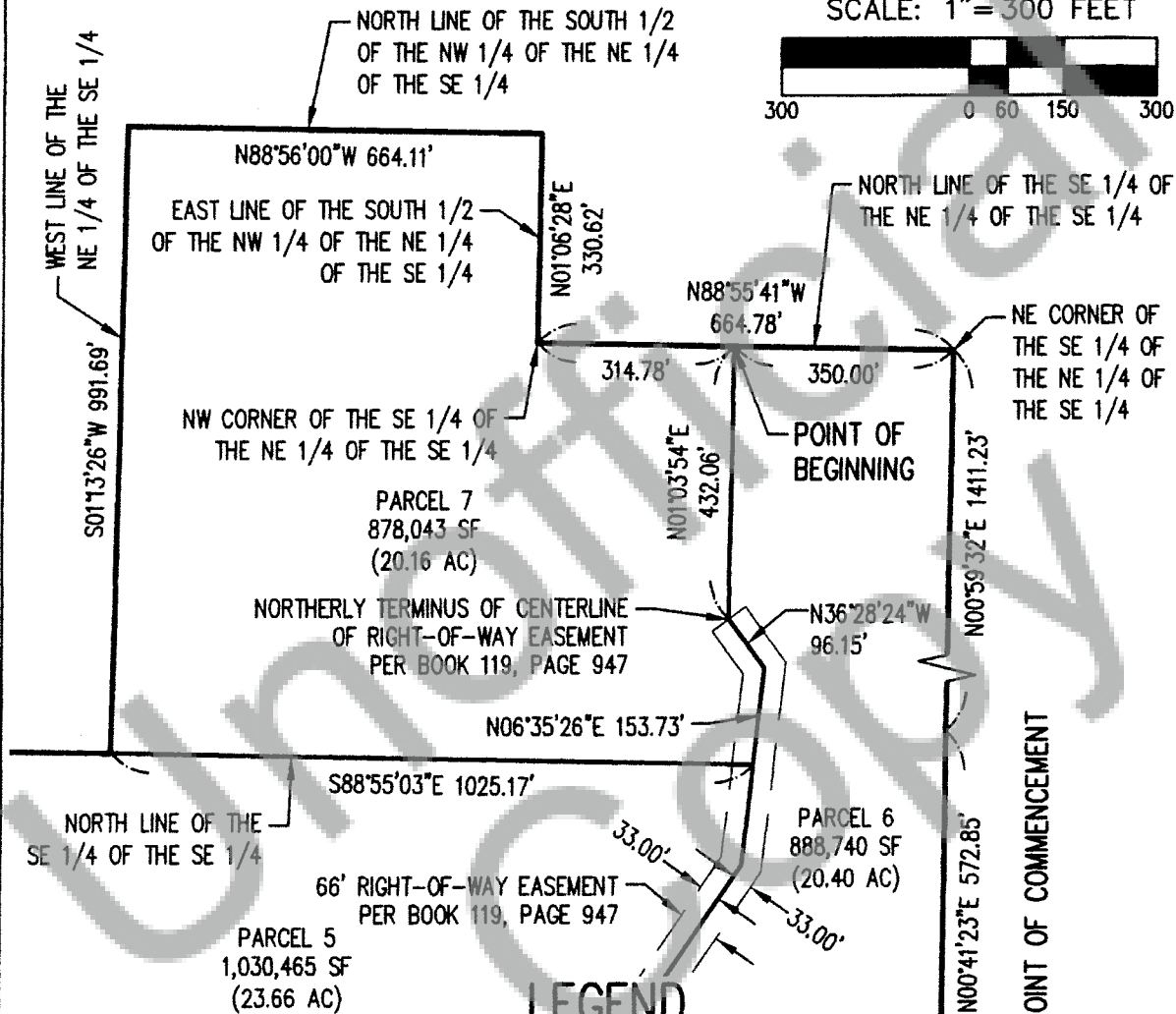


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SKAMANIA COUNTY, WASHINGTON



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AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PAGE 8 OF 9

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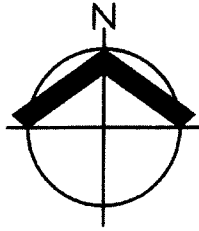
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SKAMANIA COUNTY, WASHINGTON



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