

Skamania County, WA
Total: \$314.50
QCDBLA
Pgs=12

2024-000362

03/25/2024 03:23 PM

Request of: JACOB & TIFFANY MCKAY



00018128202400003620120129

AFTER RECORDING, RETURN TO:

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

Skamania County
Real Estate Excise Tax
37100
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"

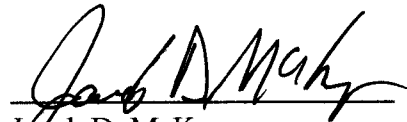
Parcel No. 04070000019000 own portion of

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).

This lot 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 to develop the parcels for single family home development approval

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

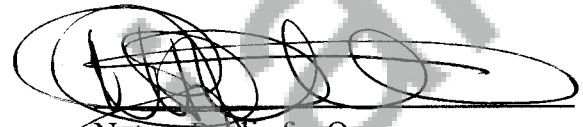


Tiffany A. McKay

STATE OF OREGON)
)ss.
County of Lackamas)

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 6

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;

BEGINNING 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 leaving said east line North $58^{\circ}08'21''$ West 1065.94 feet to the centerline of a right-of-way easement per Book 119, Page 947; thence along said centerline North $55^{\circ}12'08''$ East 375.58 feet; thence continuing along said centerline North $34^{\circ}16'18''$ East 517.87 feet; thence continuing along said centerline North $06^{\circ}35'26''$ East 313.18 feet; thence continuing along said centerline North $36^{\circ}28'24''$ East 96.15 feet to the northerly terminus of said centerline; thence leaving said centerline North $01^{\circ}03'54''$ East 432.06 feet to the north line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 10; thence along said north line South $88^{\circ}55'41''$ East 350.00 feet to the northeast corner thereof; thence along the east line of the Southeast Quarter of Section 10 South $00^{\circ}59'32''$ West 1411.23 feet; thence continuing along said east line South $00^{\circ}41'23''$ West 572.85 feet to the **POINT OF BEGINNING**.

Contains approximately 20.40 acres.

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mindy Hertel 3/5/24

Skamania County Assessor Portion of

Date 3/25/24 Parcel # 04070000019000



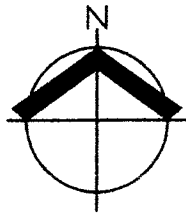


EXHIBIT B

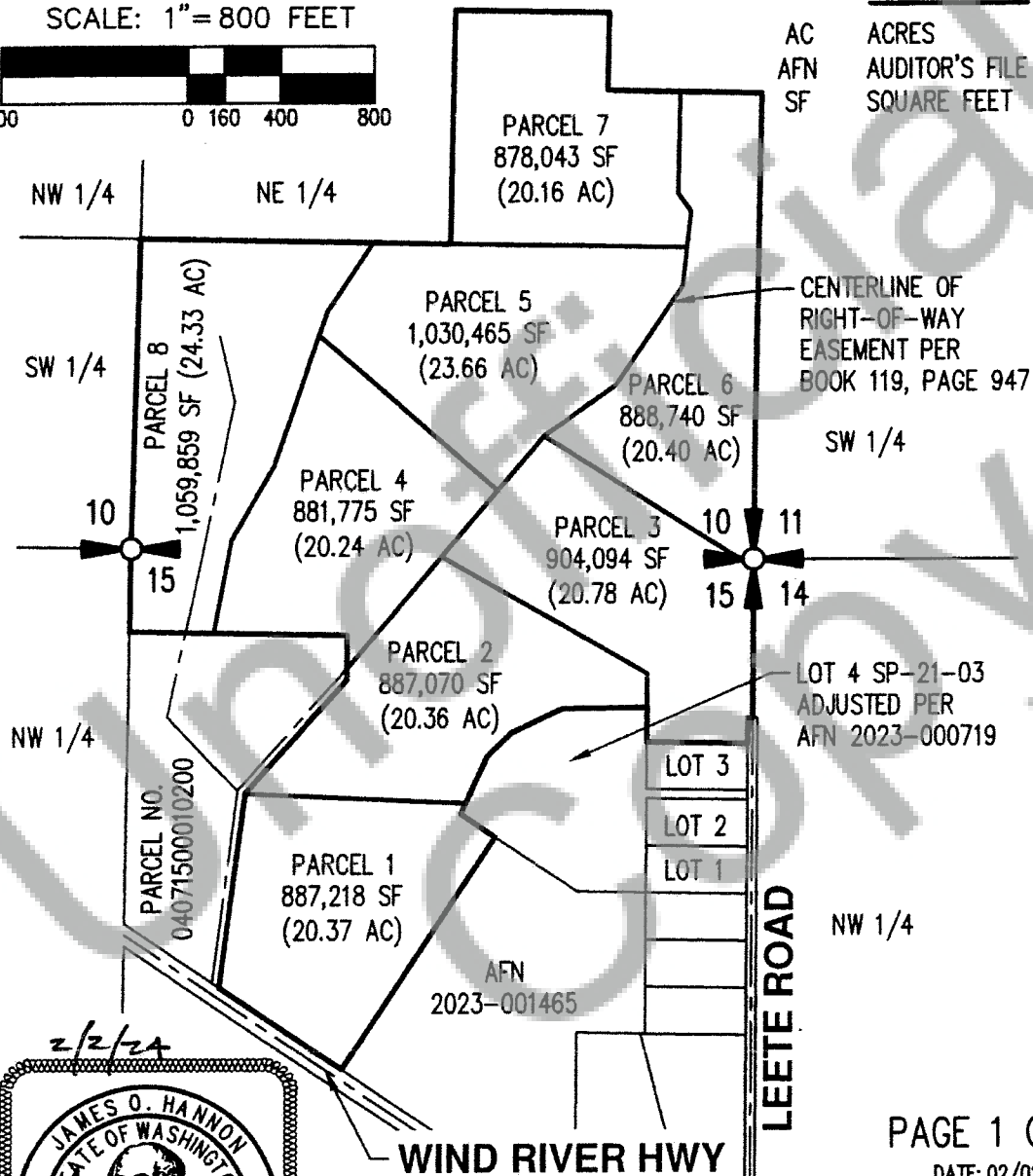
LOCATED IN THE SE 1/4 OF SEC. 10,
AND THE NE 1/4 OF SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

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

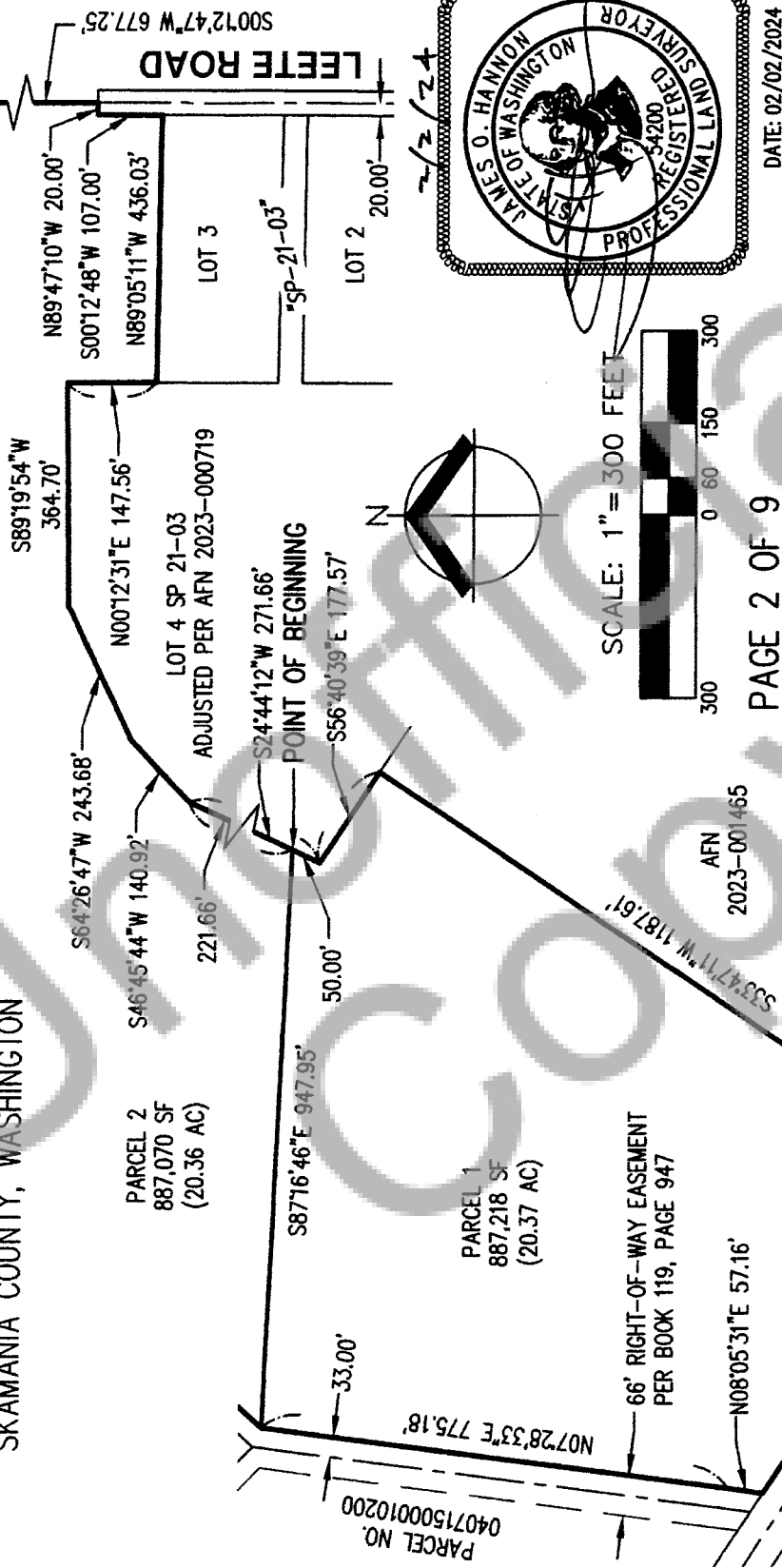
DRAWN BY: CJC CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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



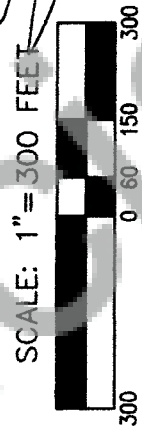
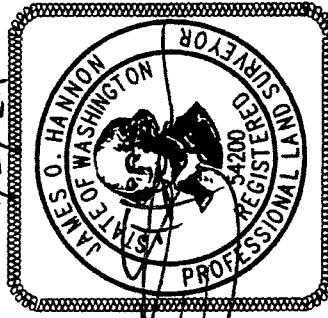
LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PARCEL SEGREGATION

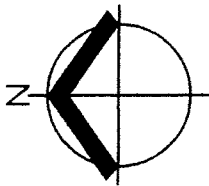
DRAWN BY: CJC CHECKED BY: JCH DWG: 10766 SEG EXH JOB: 10766

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VANCOUVER, WA 98682
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PAGE 2 OF 9

DATE: 02/02/2024



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

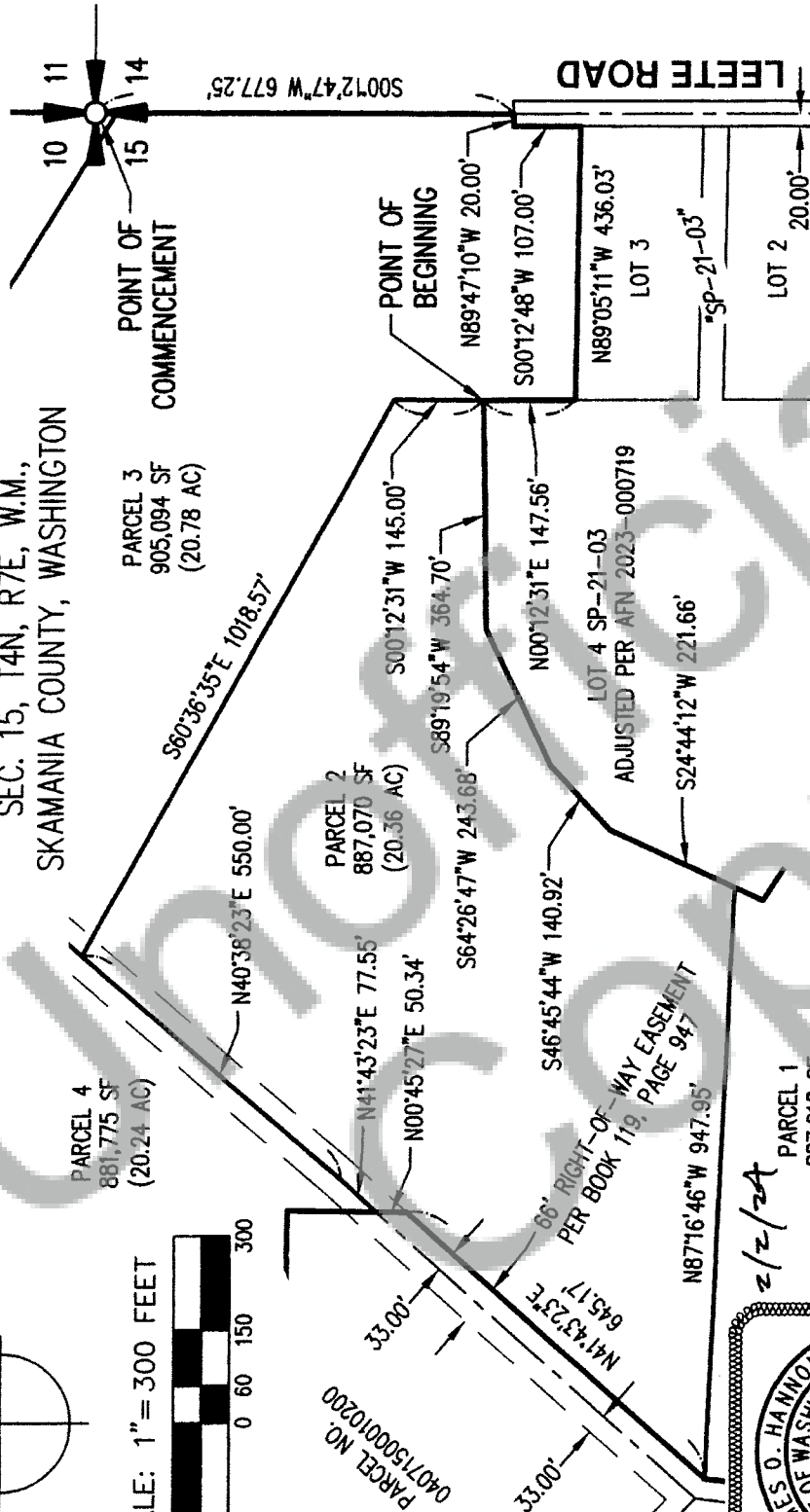
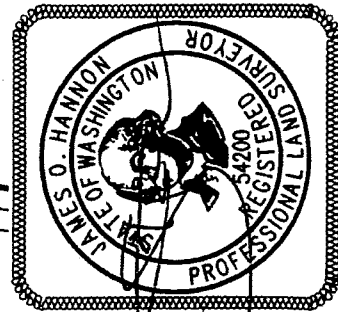
PARCEL 2
887,070 SF
(20.36 AC)

PARCEL 3
905,094 SF
(20.78 AC)

PARCEL 1
887,218 SF
(20.37 AC)

LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET



PAGE 3 OF 9

DATE: 02/02/2024

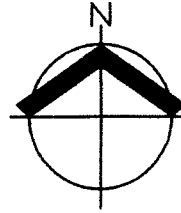
PARCEL SEGREGATION

DRAWN BY: CJC	CHECKED BY: JCH	DATE: 02/02/2024
AKS ENGINEERING & FORESTRY, LLC		
9600 NE 126TH AVE, SUITE 2520		
VANCOUVER, WA 98682		
360.882.0419 WWW.AKS-ENG.COM		
JOB: 10766	DWG: 10766 SEG EXH	

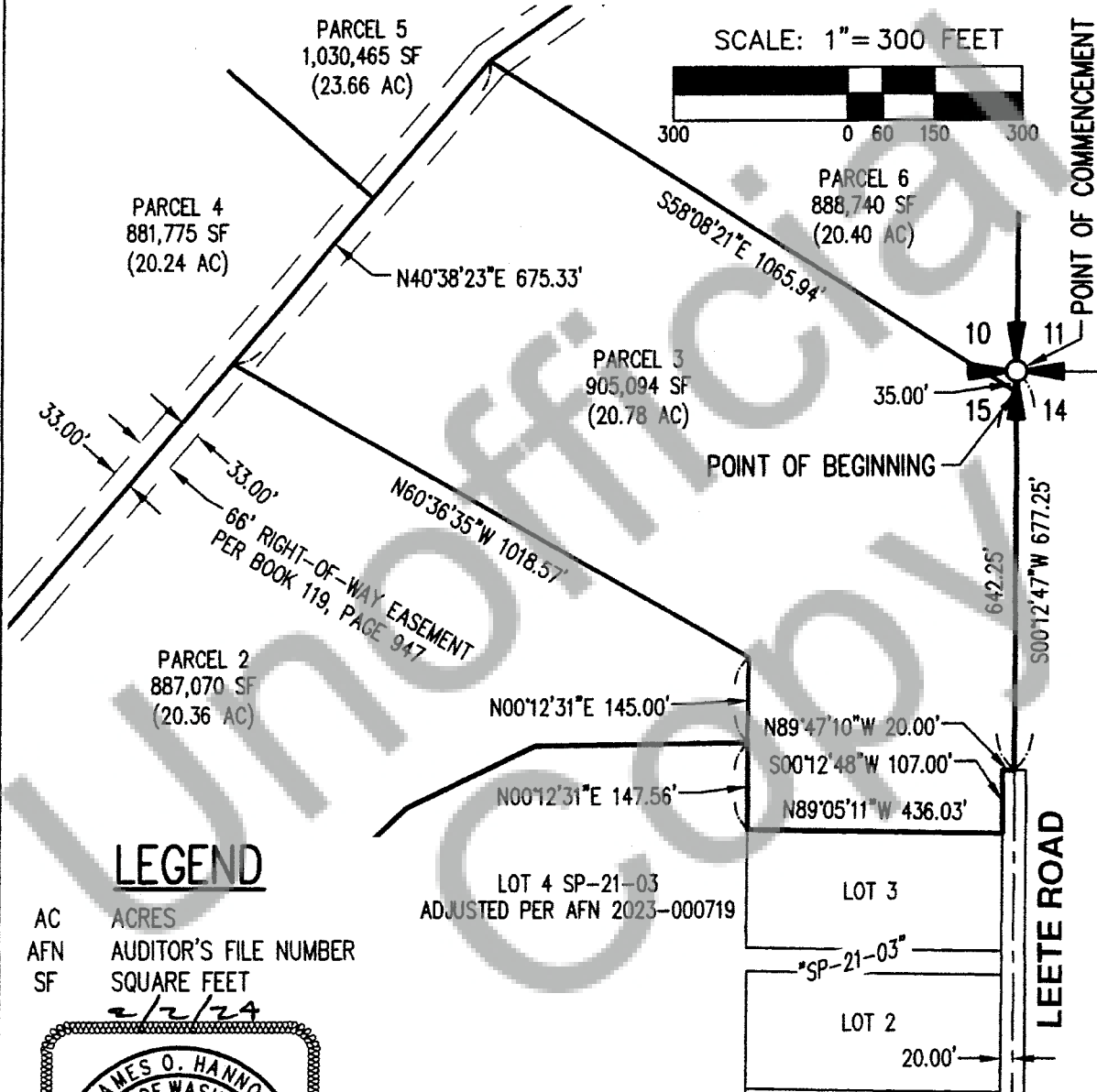


EXHIBIT B

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

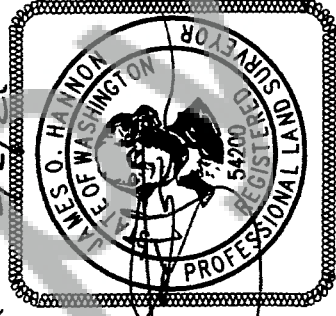
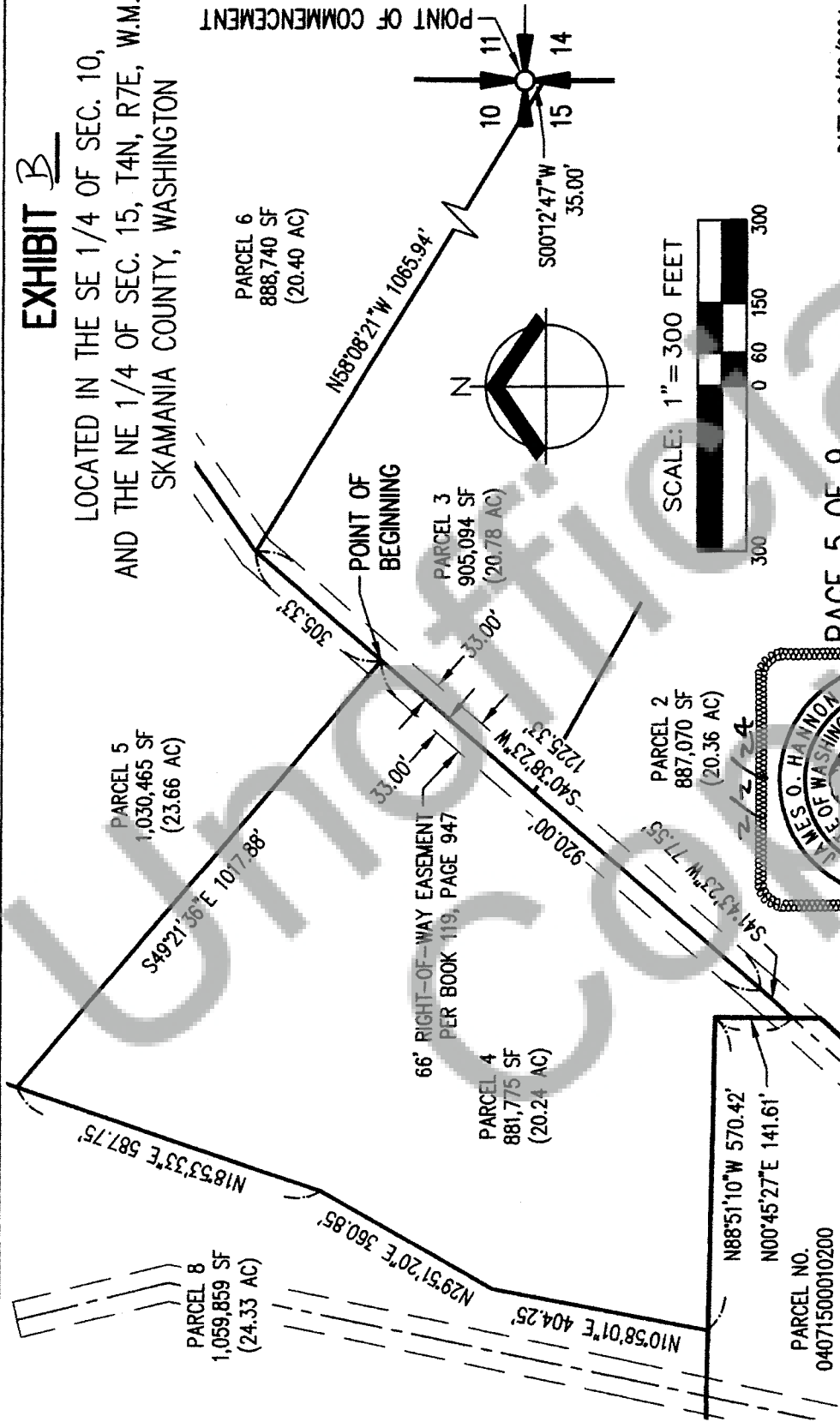
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EXHIBIT B

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SKAMANIA COUNTY, WASHINGTON



LEGEND

AC ACRES
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SF SQUARE FEET

PARCEL NO.
04071500010200

PAGE 5 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

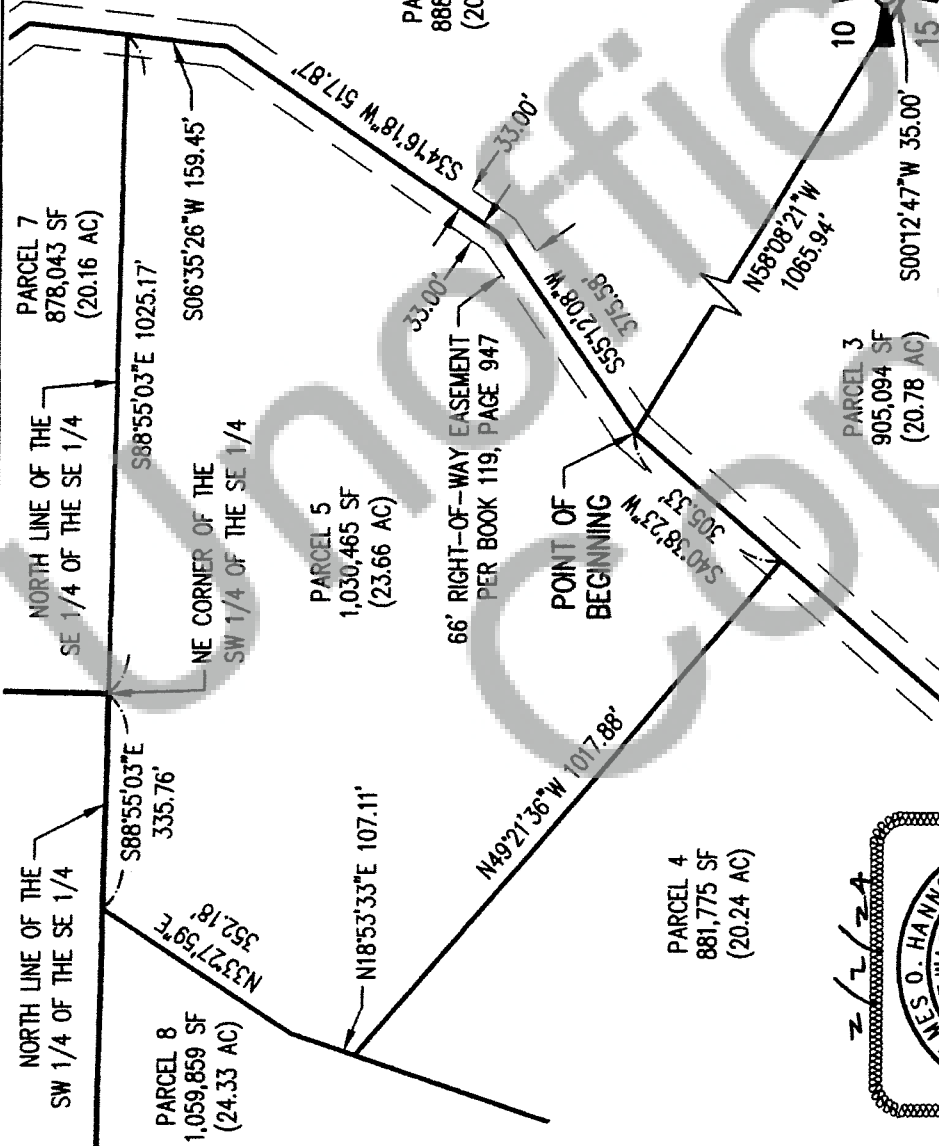
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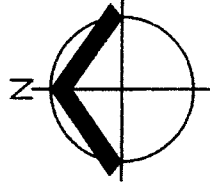


EXHIBIT B

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



SCALE: 1" = 300 FEET



PAGE 6 OF 9

DATE: 02/02/2024

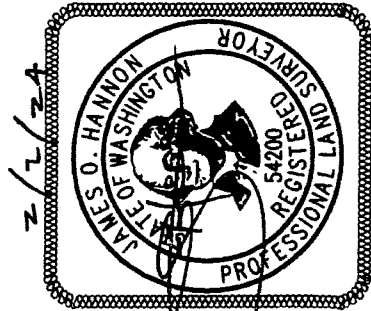
PARCEL SEGREGATION

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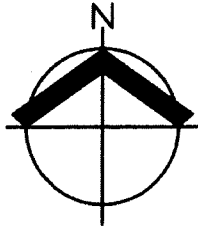
LEGEND

AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET



EXHIBIT

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



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LEGEND

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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



Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: *Mandy Hurt* 3/11/24

PAGE 7 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

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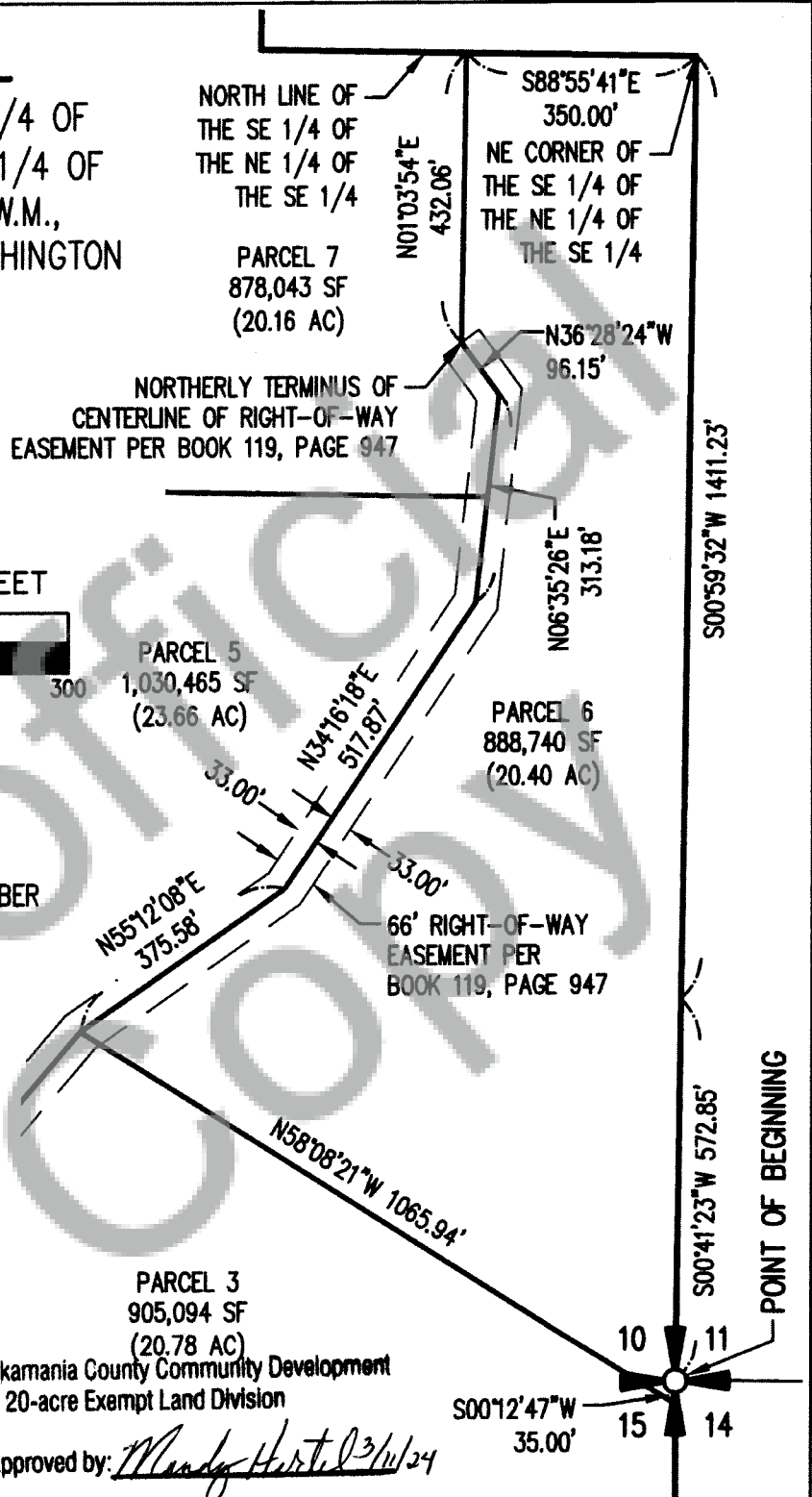
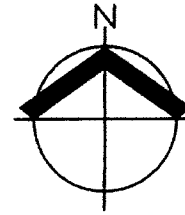
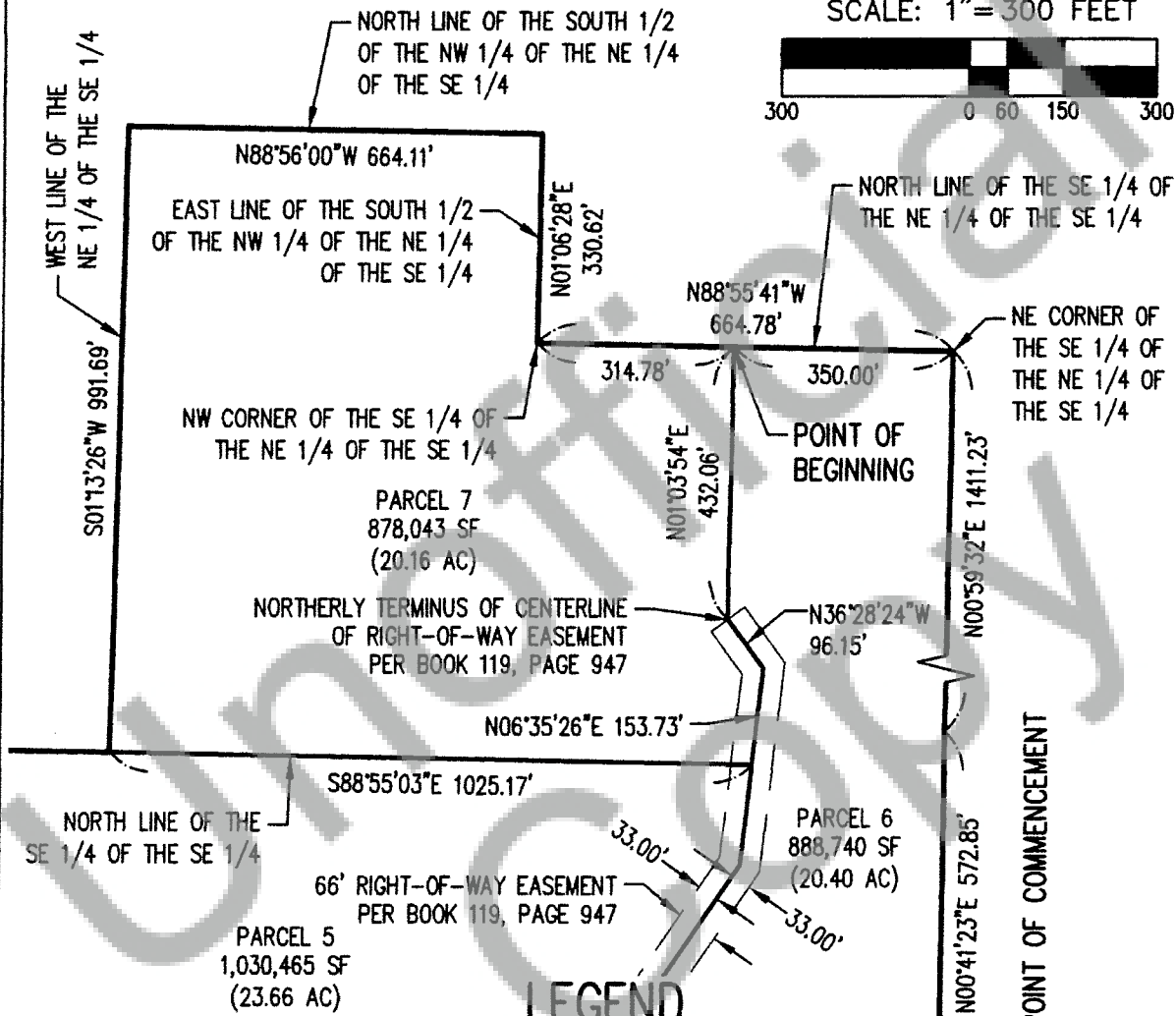


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SEC. 10, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON



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LEGEND

AC ACRES
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PAGE 8 OF 9

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PARCEL SEGREGATION

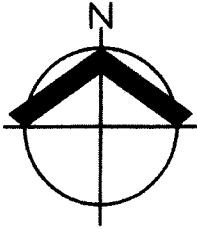
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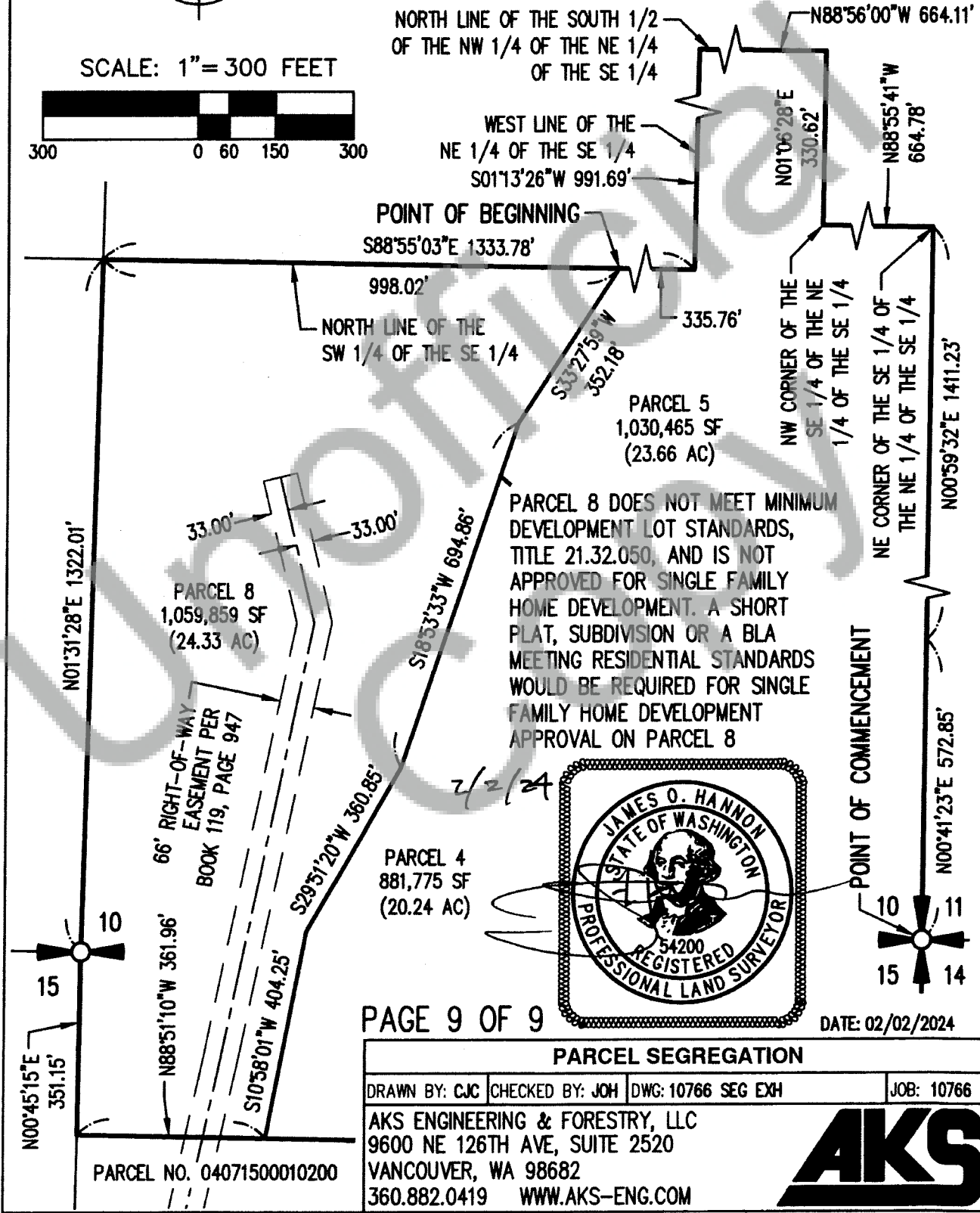
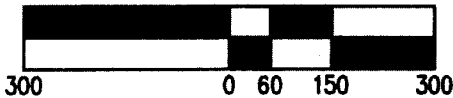


EXHIBIT —

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



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PAGE 9 OF 9

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PARCEL SEGREGATION			
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