



AFTER RECORDING, RETURN TO:

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

Skamania County
Real Estate Excise Tax
37101
MAR 25 2024

PAID Exempt
KSA, Deputy Skamania County Treasurer

OUTCLAIM 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:

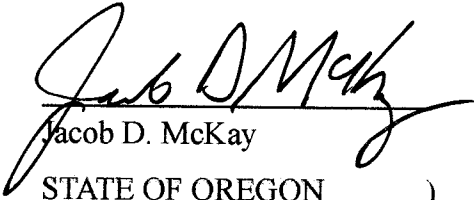
See Exhibit "A" and survey map attached as Exhibit "B"

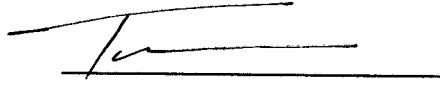
Parcel No. 04070000019000 on portion of

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).

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 7

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

COMMENCING at the southeast corner of Section 10; thence along the east line of the Southeast Quarter of Section 10 North 00°41'23" East 572.85 feet; thence continuing along said east line North 00°59'32" East 1411.23 feet to the northeast corner of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 10; thence along the north line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 10 North 88°55'41" West 350.00 feet to the **POINT OF BEGINNING**; thence continuing along said north line North 88°55'41" West 314.78 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Southeast Quarter of Section 10; thence along the east line of the South Half of the Northwest Quarter of the Northeast Quarter of said Southeast Quarter of Section 10 North 01°06'28" East 330.62 feet to the northeast corner thereof; thence along the north line of said South Half of the Northwest Quarter of the Northeast Quarter of said Southeast Quarter of Section 10 North 88°56'00" West 664.11 feet to the northwest corner thereof; thence along the west line of said Northeast Quarter of the Southeast Quarter of Section 10 South 01°13'26" West 991.69 feet to the southwest corner thereof; thence along the north line of the Southeast Quarter of the Southeast Quarter of Section 10 South 88°55'03" East 1025.17 feet to the centerline of a right-of-way easement per Book 119, Page 947; thence along said centerline North 06°35'26" East 153.73 feet; thence continuing along said centerline North 36°28'24" West 96.15 feet to the northerly terminus of said centerline; thence leaving said centerline North 01°03'54" East 432.06 feet to the **POINT OF BEGINNING**.

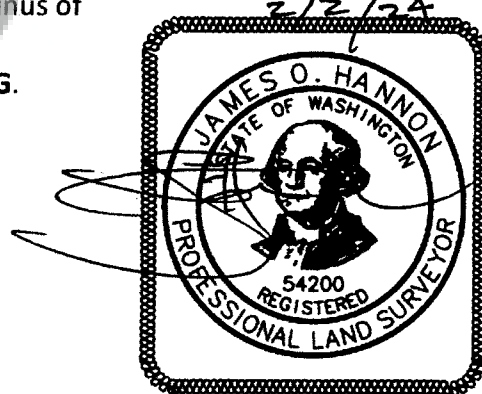
Contains approximately 20.16 acres.

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mundy Hertel 3/5/24

Skamania County Assessor

Date: 3/25/24 Parcel# 04070000019000 Portion of



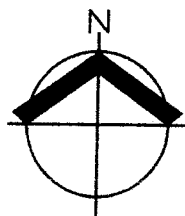
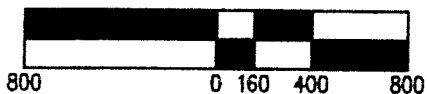


EXHIBIT B

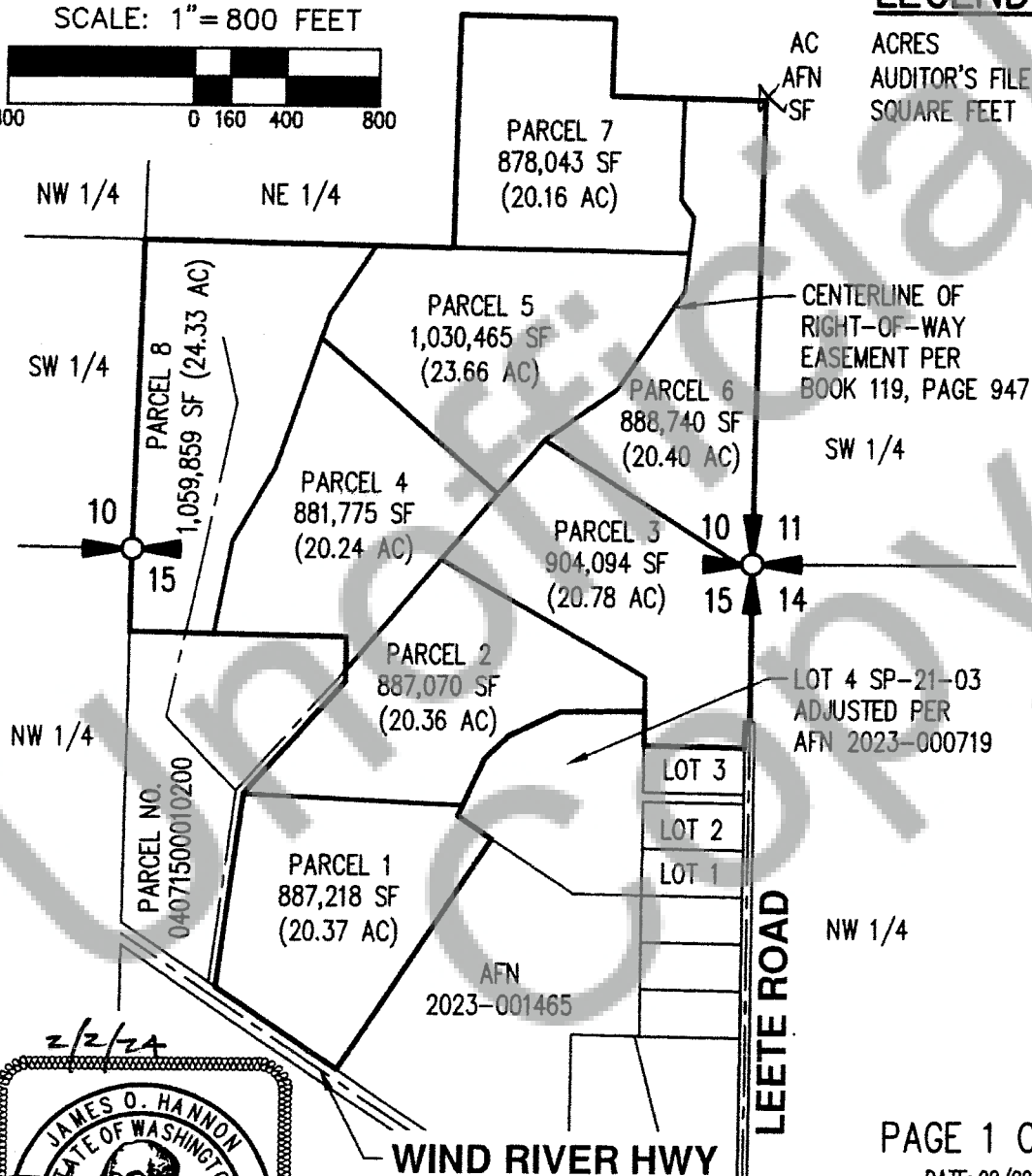
LOCATED IN THE SE 1/4 OF SEC. 10,
AND THE NE 1/4 OF SEC. 15, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

SCALE: 1" = 800 FEET



LEGEND

AC
AFN
SF
ACRES
AUDITOR'S FILE NUMBER
SQUARE FEET



PAGE 1 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

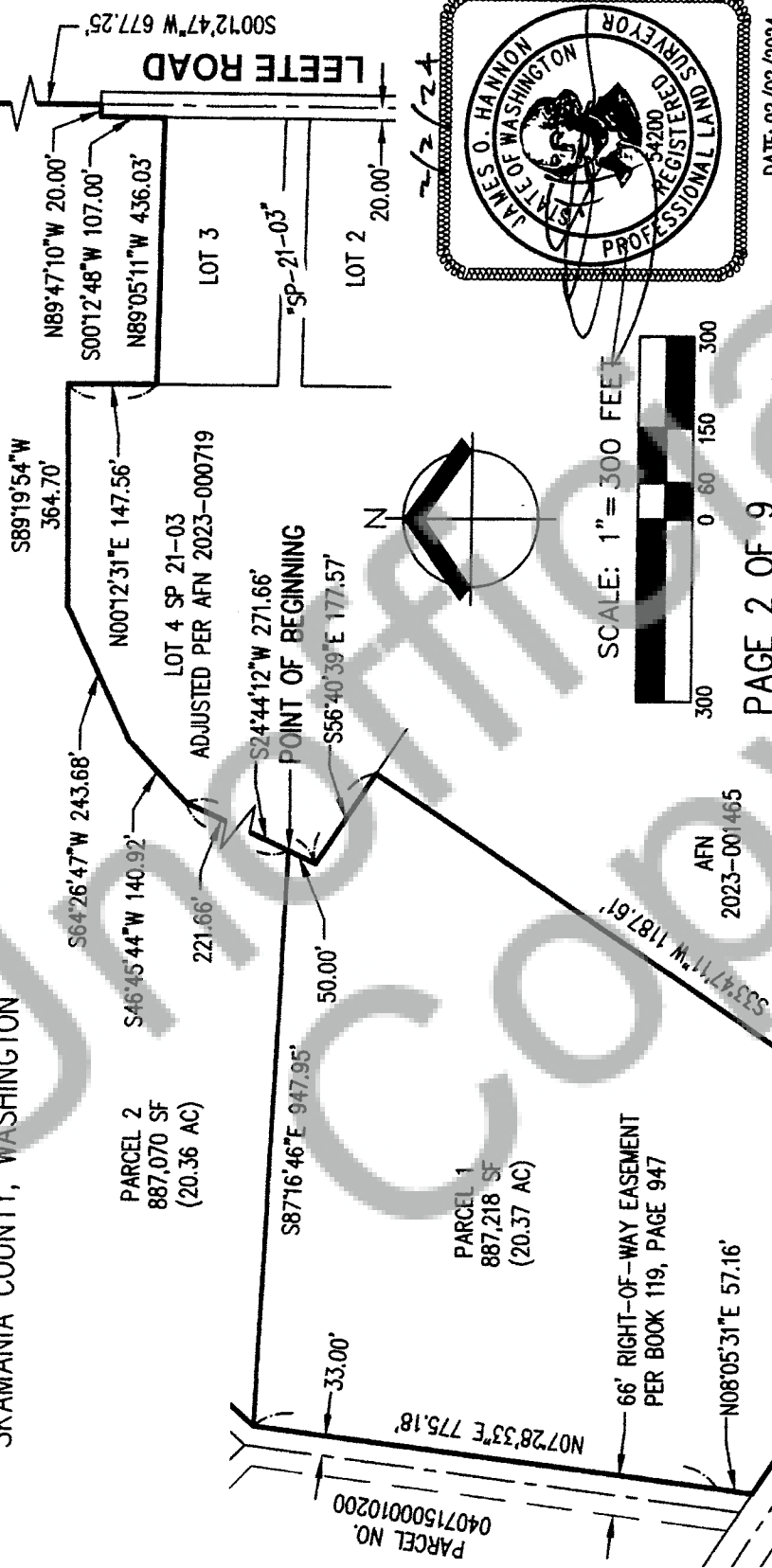
DRAWN BY: CJC | CHECKED BY: JOH | DWG: 10766 SEG EXH | JOB: 10766

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

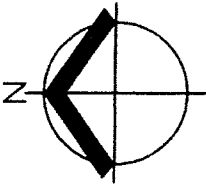
AC ACRES
AFN AUDITOR'S FILE NUMBER
SF SQUARE FEET

PARCEL SEGREGATION

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

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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)

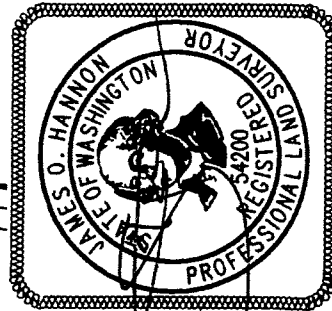
PARCEL 2
887,070 SF
(20.36 AC)

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



PARCEL NO. 0407150010200

33.00'

33.00'

645.17'

N41°43'23"E

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

N87°16'46"W 947.95'

S46°45'44"W 140.92'

S64°26'47"W 243.68'

S89°19'54"W 364.70'

S00°12'31"W 145.00'

S60°36'35"E 1018.57'

N40°38'23"E 550.00'

N41°43'23"E 77.55'

N00°45'27"E 50.34'

N00°12'31"E 147.56'

N89°05'11"W 436.03'

S00°12'48"W 107.00'

N89°47'10"W 20.00'

S00°12'47"W 677.25'

POINT OF BEGINNING

POINT OF COMMENCEMENT

LEETE ROAD

LOT 2 20.00'

LOT 3

SP-21-03

LOT 4 SP-21-03
ADJUSTED PER AFN 2023-000719

DATE: 02/02/2024

PAGE 3 OF 9

PARCEL SEGREGATION

DRAWN BY: CJC CHECKED BY: JCH DWG: 10766 SEC EXH

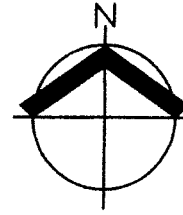
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AKS

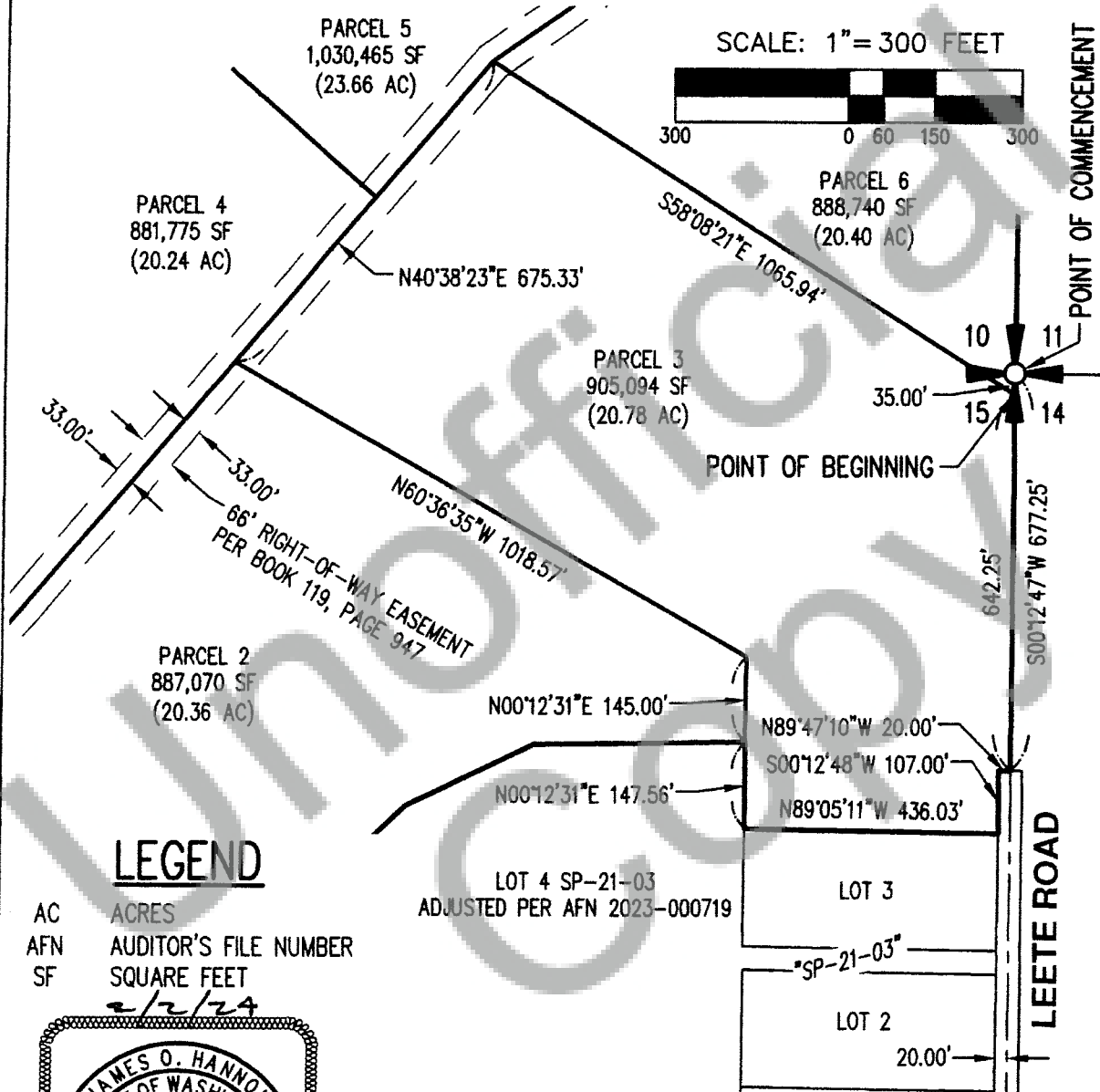
JOB: 10766

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



LOT 4 SP-21-03
ADJUSTED PER AFN 2023-000719

LOT 3

LOT 2

LEETE ROAD

PAGE 4 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

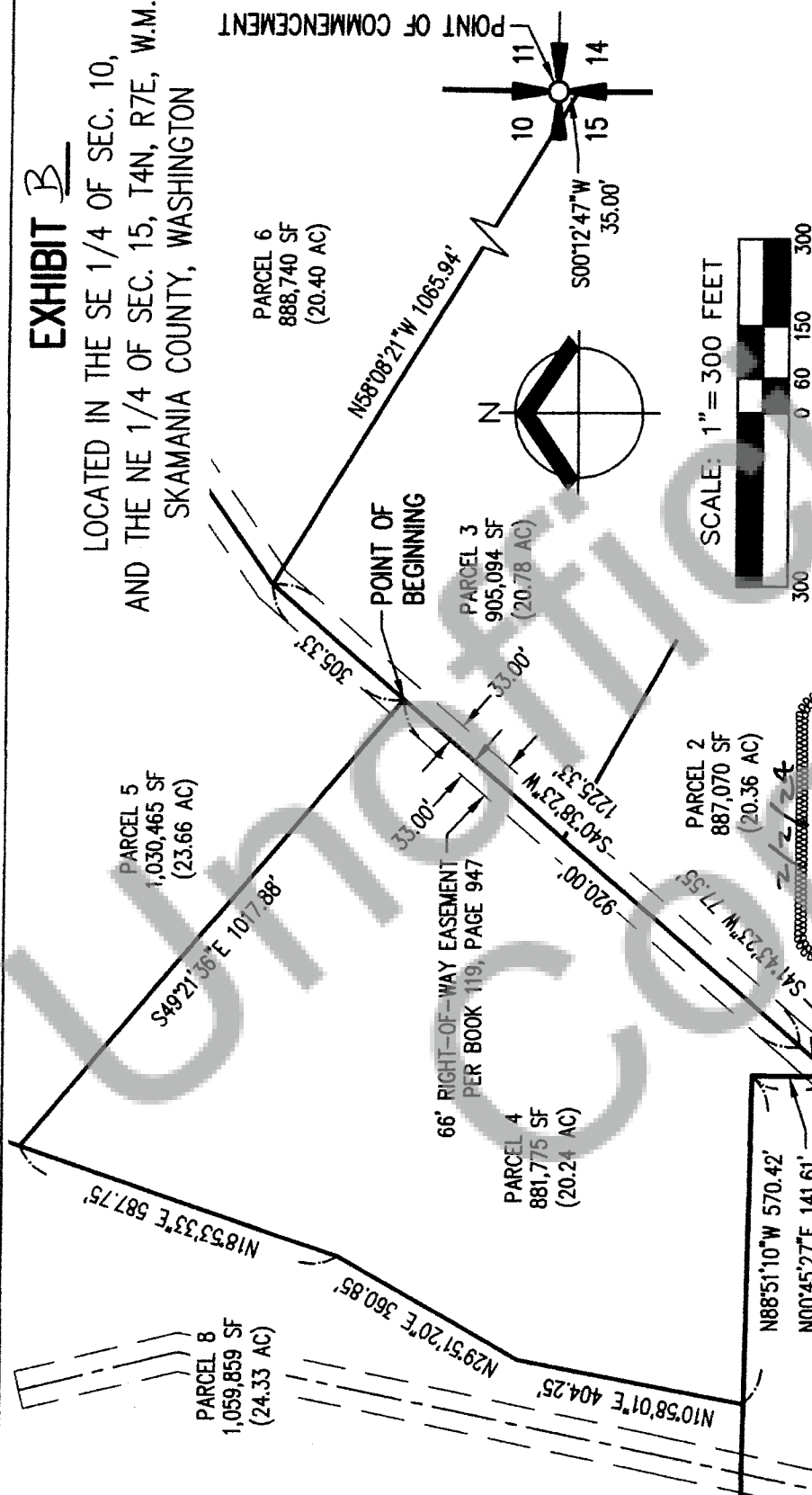
DRAWN BY: CJC CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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SKAMANIA COUNTY, WASHINGTON



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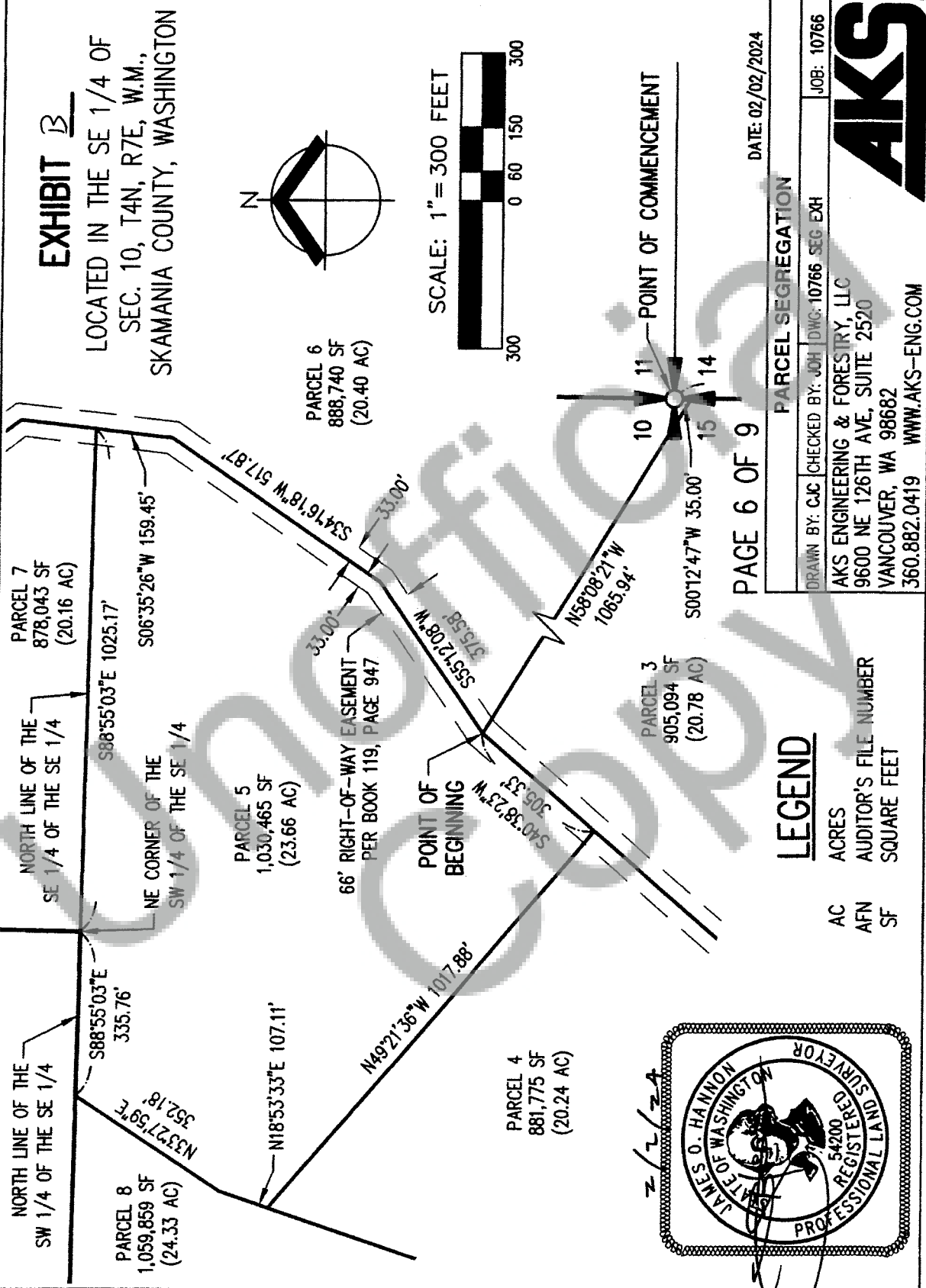


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LOCATED IN THE SE 1/4 OF
SEC. 10, T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON

PAGE 6 OF 9

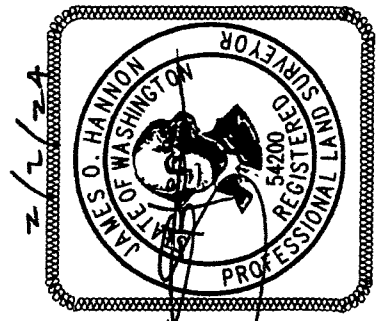
DATE: 02/02/2024

PARCEL SEGREGATION		
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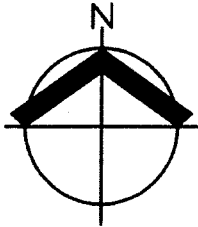
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SF SQUARE FEET



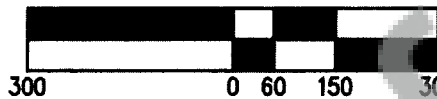
2/2/24

EXHIBIT

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



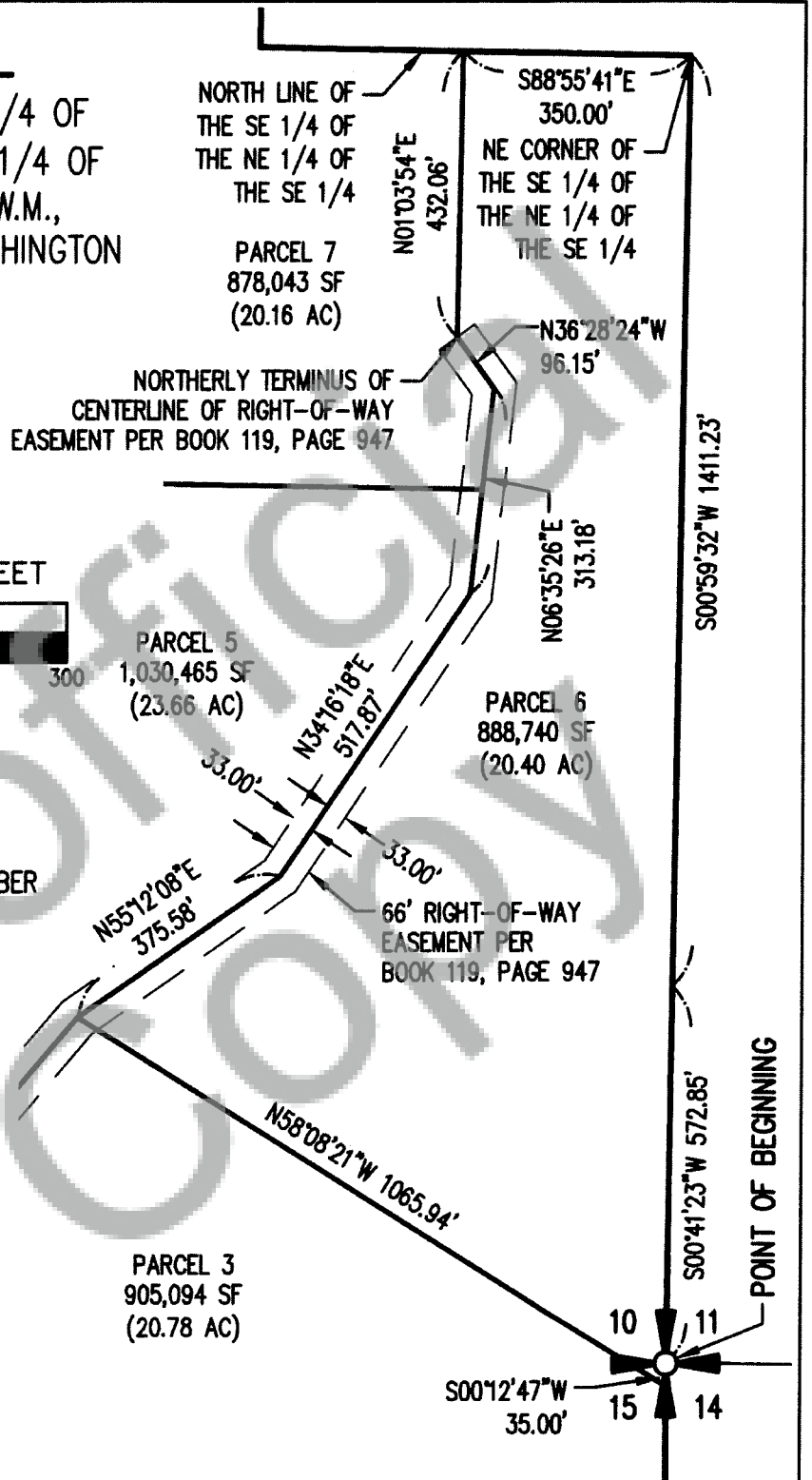
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LEGEND

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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

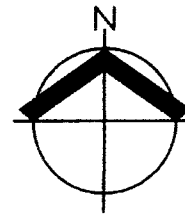
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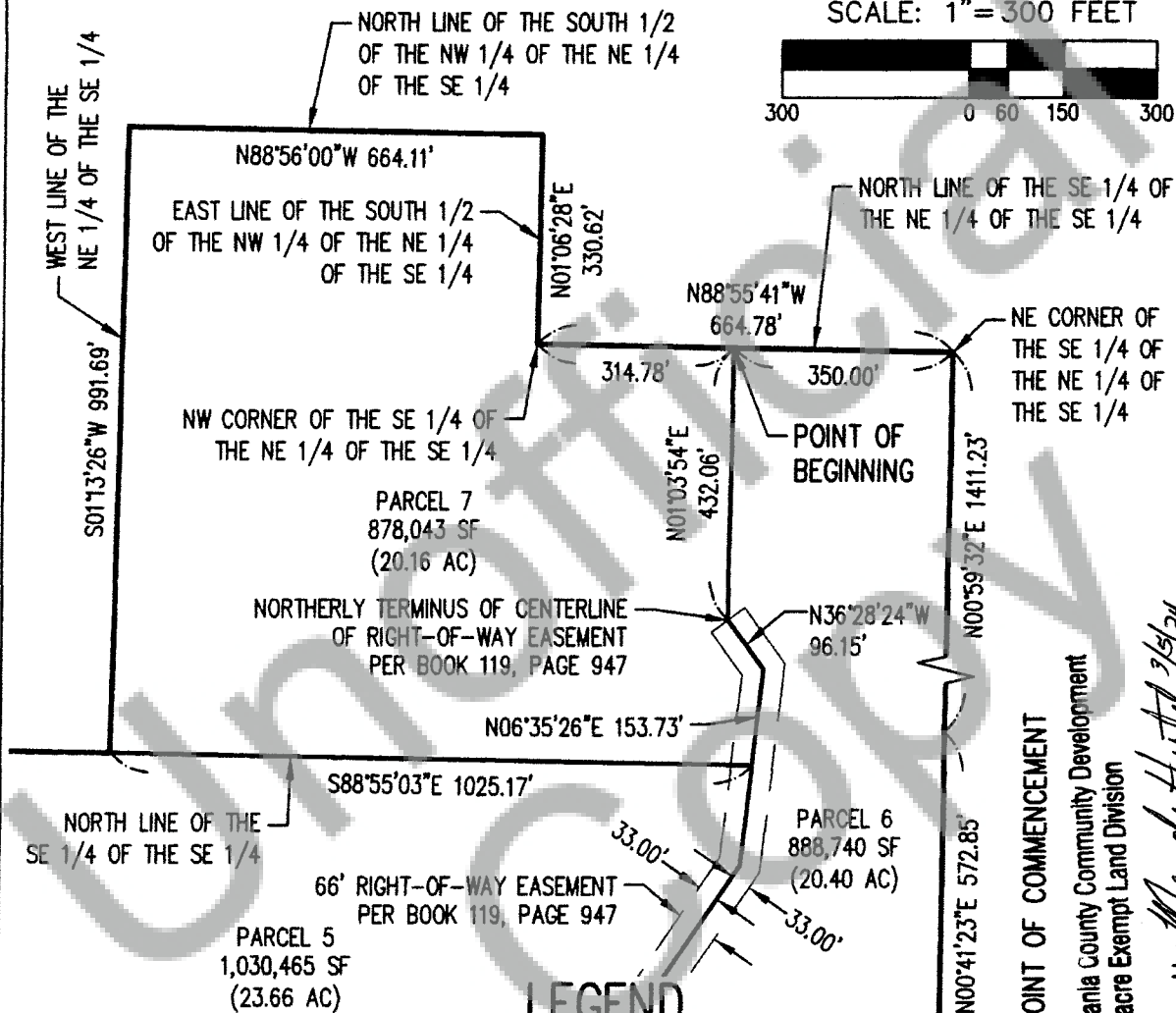


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PAGE 8 OF 9

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PARCEL SEGREGATION

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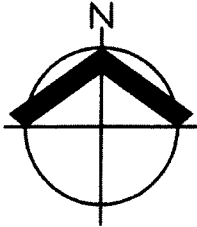


Skamania County Community Development
= 20-acre Exempt Land Division

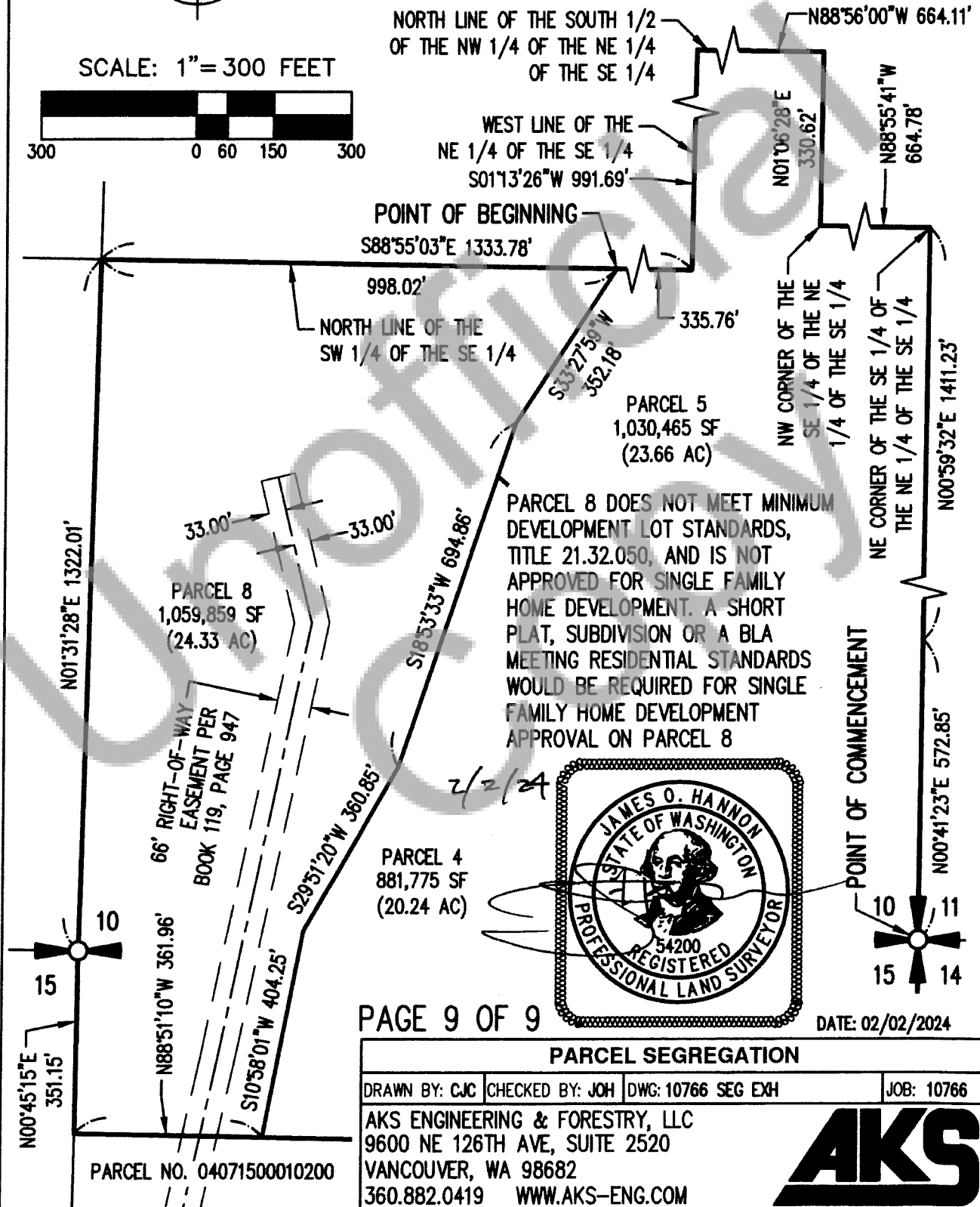
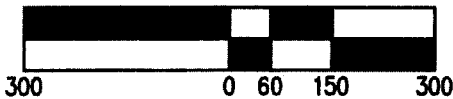
Approved by: *Mandy Huston* 2/2/24

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SKAMANIA COUNTY, WASHINGTON



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