

AFTER RECORDING, RETURN TO:

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

Skamania County
Real Estate Excise Tax

37102

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"

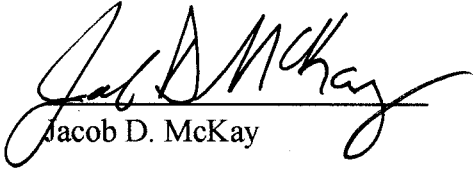
Parcel No. 04070000019000 and 04071500010000

The purpose of this deed is to segregate 24 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 development 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).

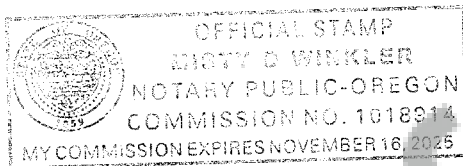
IN WITNESS WHEREOF, the Grantors have executed this instrument March 3, 2024.


Jacob D. McKay


Tiffany A. McKay

STATE OF OREGON)
)ss.
County of 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 8

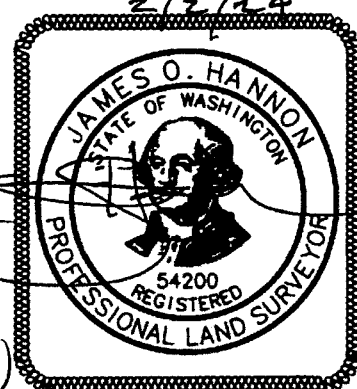
Located in the Southeast Quarter of Section 10 and the Northeast Quarter of Section 15, Township 4 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

COMMENCING at the southeast corner of Section 10; thence along the east line of the Southeast Quarter of Section 10 North $00^{\circ}41'23''$ East 572.85 feet; thence continuing along said east line North $00^{\circ}59'32''$ 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 $88^{\circ}55'41''$ West 664.78 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 $01^{\circ}06'28''$ 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 $88^{\circ}56'00''$ 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 $01^{\circ}13'26''$ West 991.69 feet to the southwest corner thereof; thence along the north line of the Southwest Quarter of the Southeast Quarter of Section 10 North $88^{\circ}55'03''$ West 335.76 feet to the **POINT OF BEGINNING**; thence leaving said north line South $33^{\circ}27'59''$ West 352.18 feet; thence South $18^{\circ}53'33''$ West 694.86 feet; thence South $29^{\circ}51'20''$ West 360.85 feet; thence South $10^{\circ}58'01''$ West 404.25 feet to the boundary of Parcel 2 of Auditor's File Number 2019000866; thence along said boundary North $88^{\circ}51'10''$ West 361.96 feet to the west line of the Northeast Quarter of Section 15; thence along said west line North $00^{\circ}45'15''$ East 351.15 feet to the northwest corner thereof; thence along the west line of the Southeast Quarter of Section 10 North $01^{\circ}31'28''$ East 1322.01 feet to the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 10; thence along the north line of the Southwest Quarter of the Southeast Quarter of Section 10 South $88^{\circ}55'03''$ East 998.02 feet to the **POINT OF BEGINNING**.

Contains approximately 24.33 acres.

Skamania County Community Development
- 20-acre Exempt Land Division

Approved by: Mandy Husted 3/5/24



Skamania County Assessor

Page 1 of 1

Portion of
Date: 3/25/24 Parcel# 04070000019000
040700010000

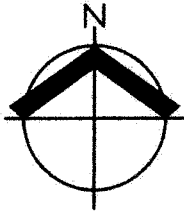


EXHIBIT B

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

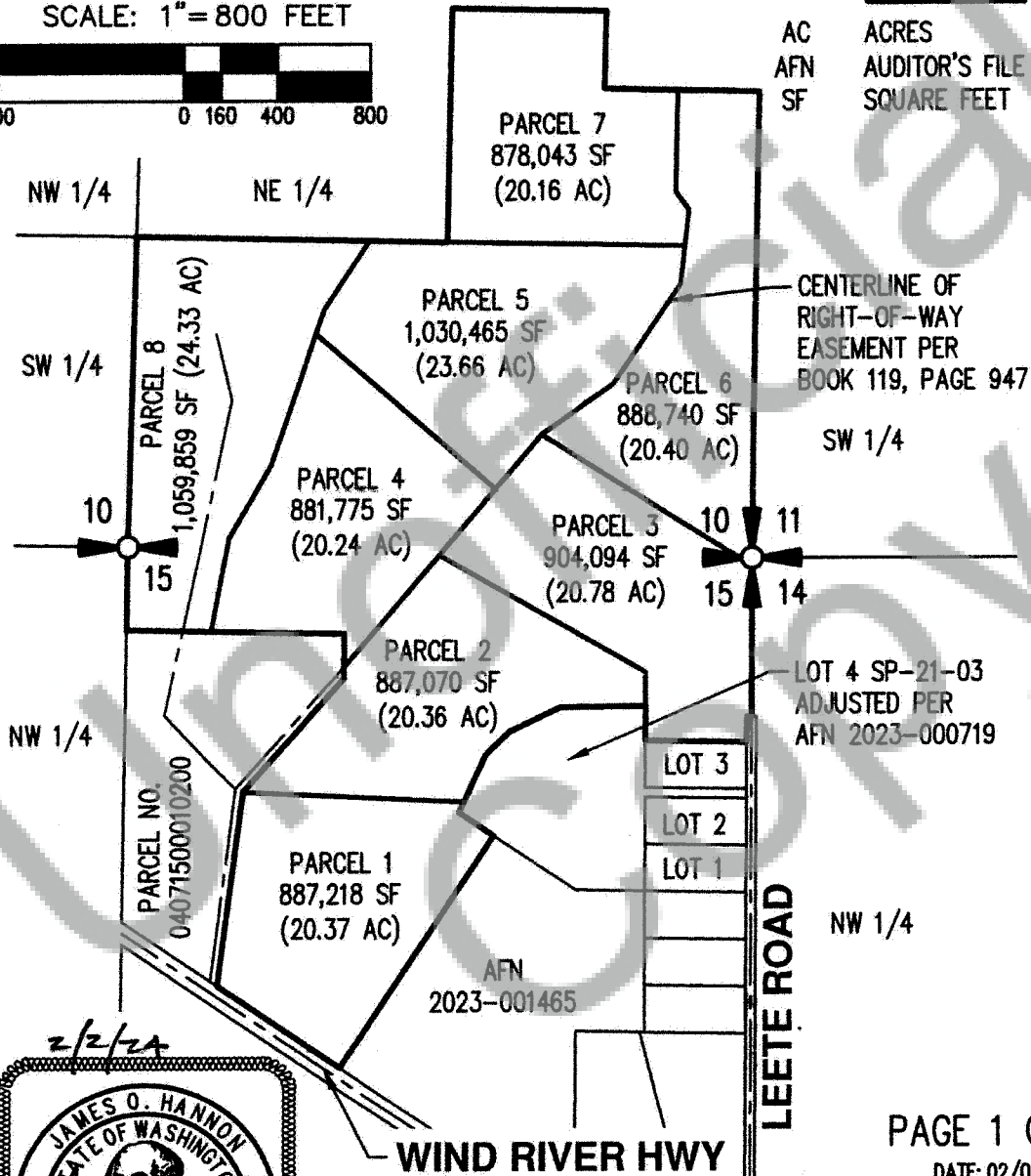
LEGEND

SCALE: 1" = 800 FEET



AC
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

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

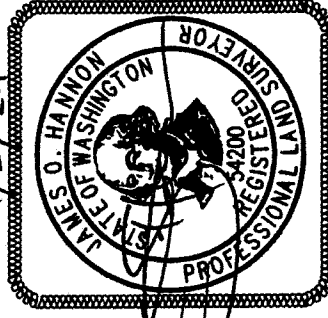
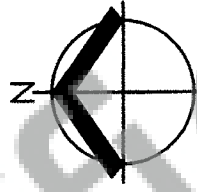
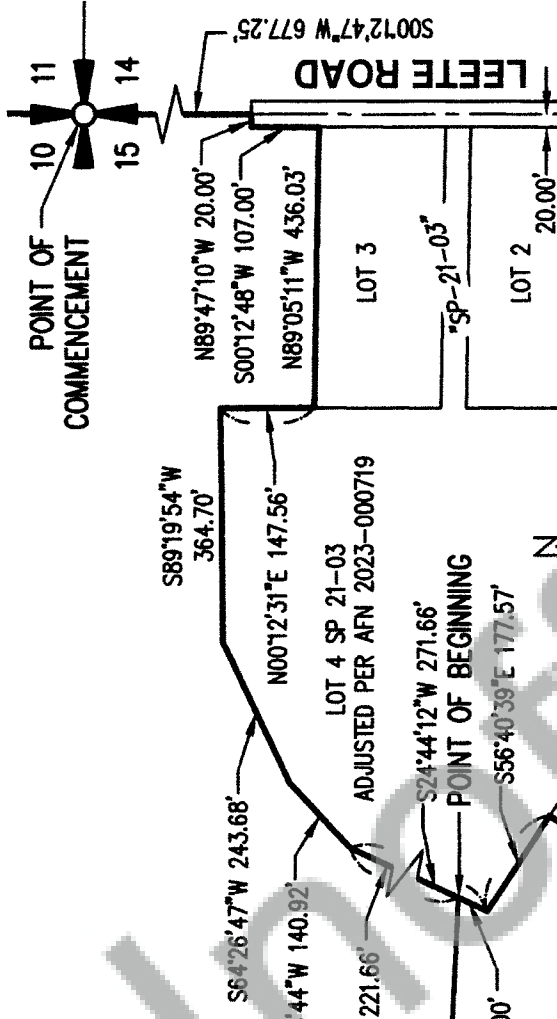
WIND RIVER
HWY

AC
AFN
SF

LEGEND

ACRES
AUDITOR'S FILE NUMBER
SQUARE FEET

AFN
2023-001465



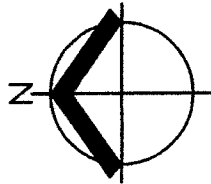
PAGE 2 OF 9

DATE: 02/02/2024

PARCEL SEGREGATION

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





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)

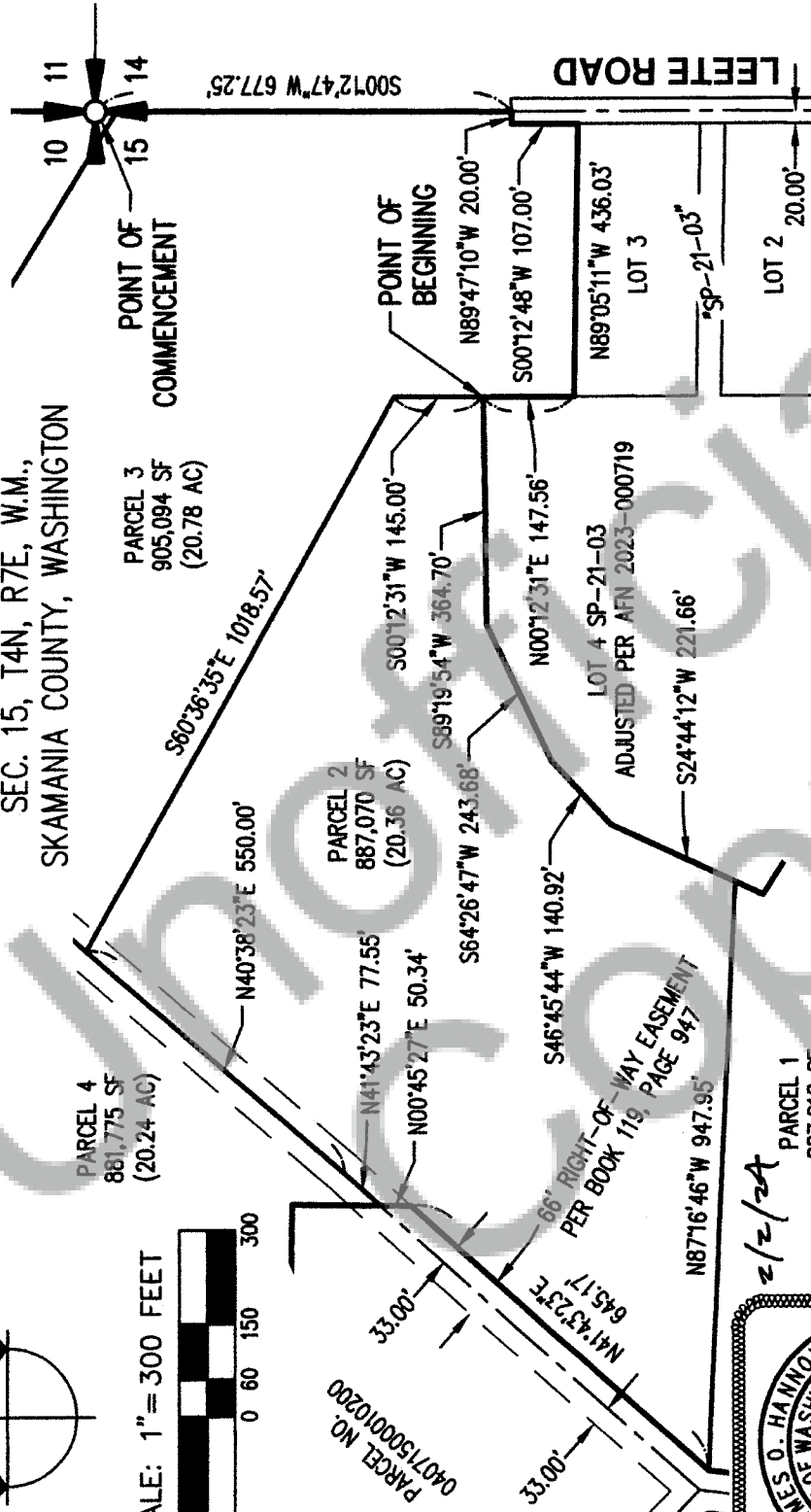
66' RIGHT-OF-WAY EASEMENT
PER BOOK 119, PAGE 947



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

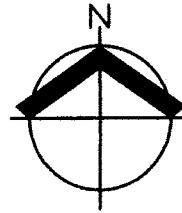
PARCEL SEGREGATION

DRAWN BY: CJC	CHECKED BY: JCH	JDWG: 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				

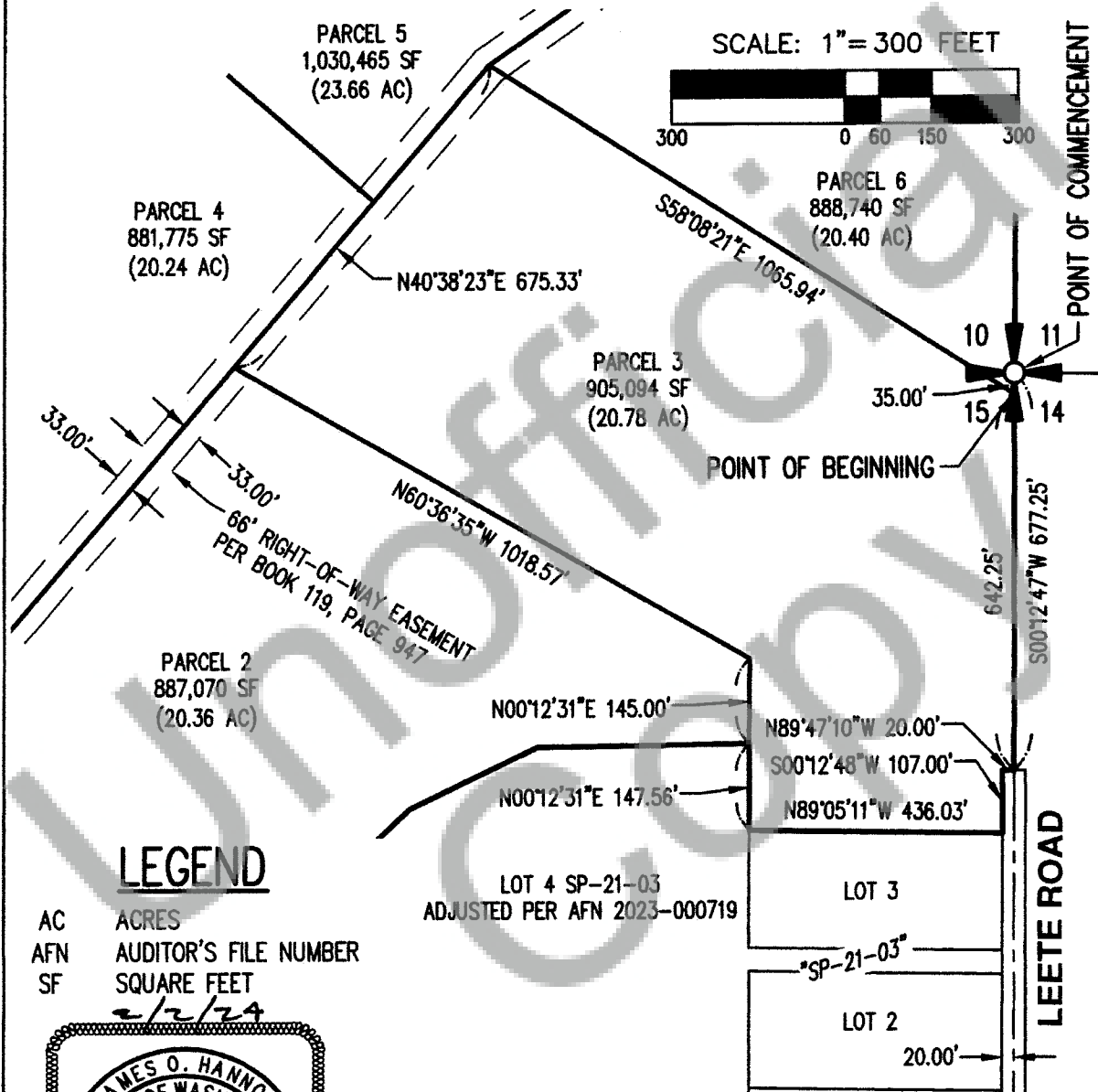


EXHIBIT B

LOCATED IN THE 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

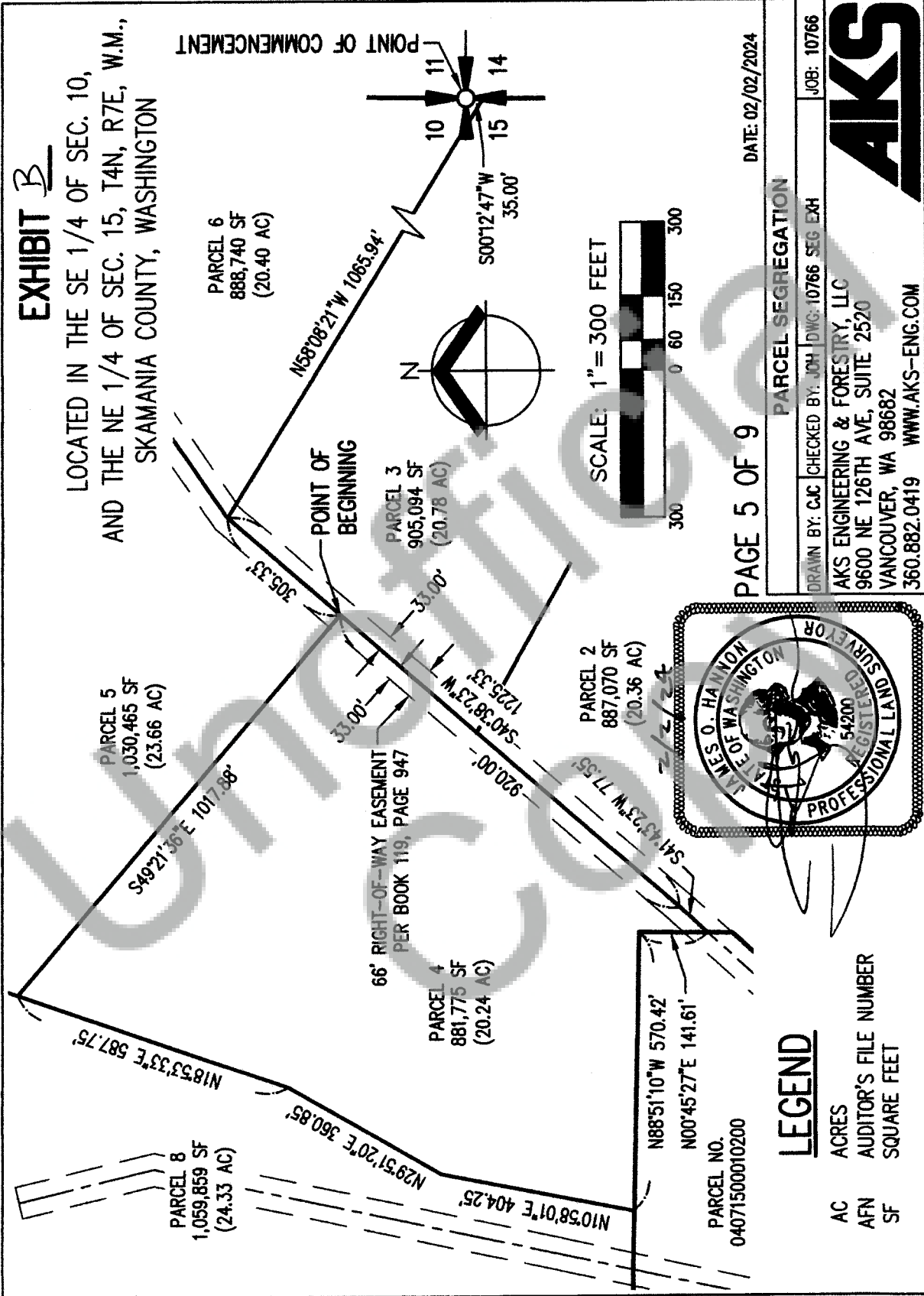
DRAWN BY: CJC CHECKED BY: JOH DWG: 10766 SEG EXH JOB: 10766

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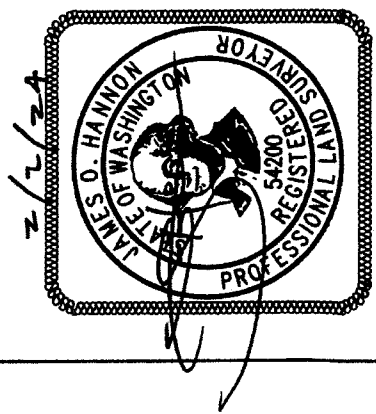
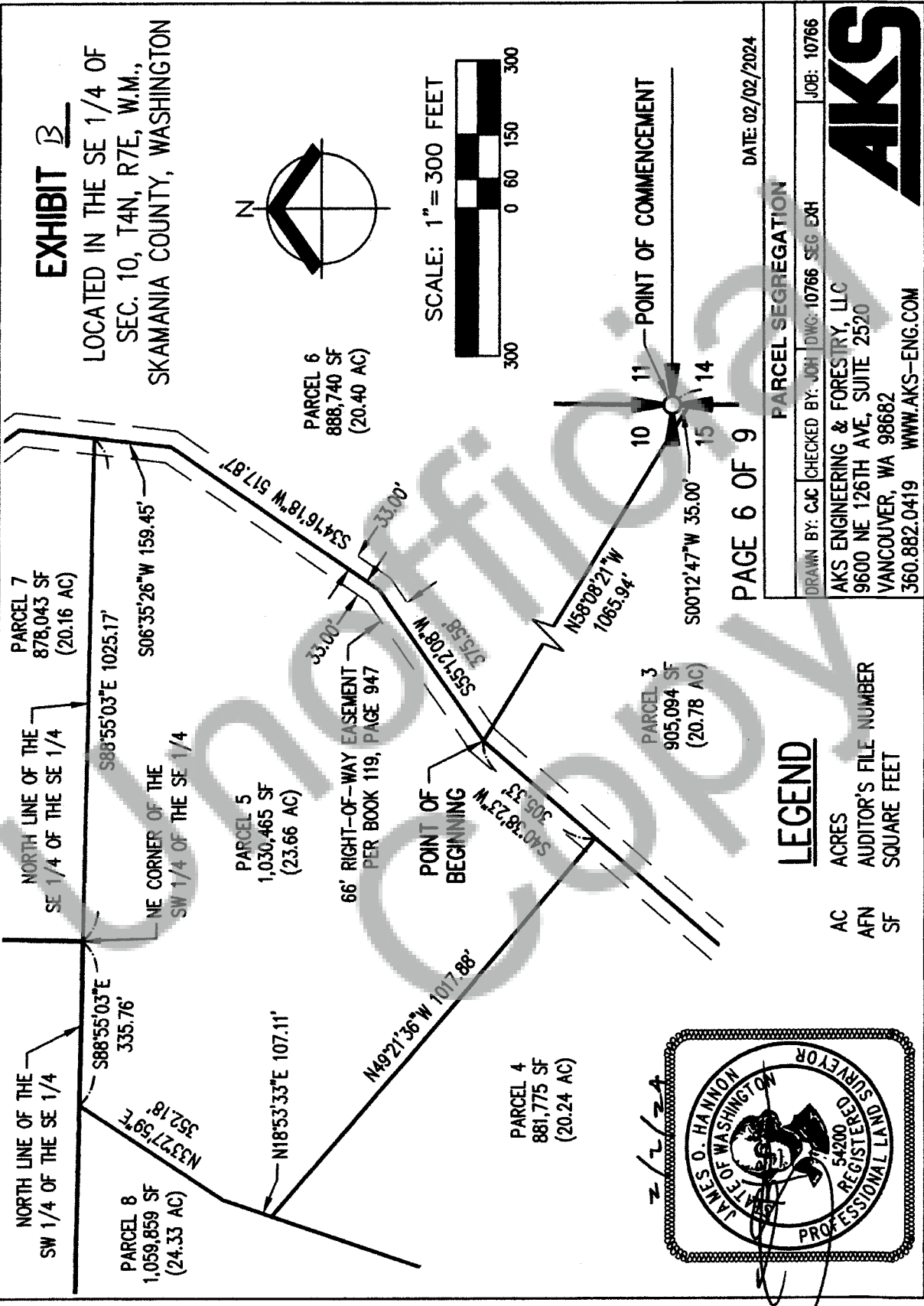
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PARCEL SEGREGATION

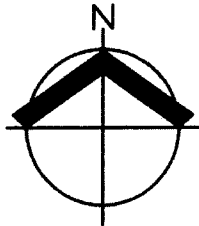
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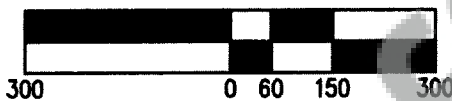


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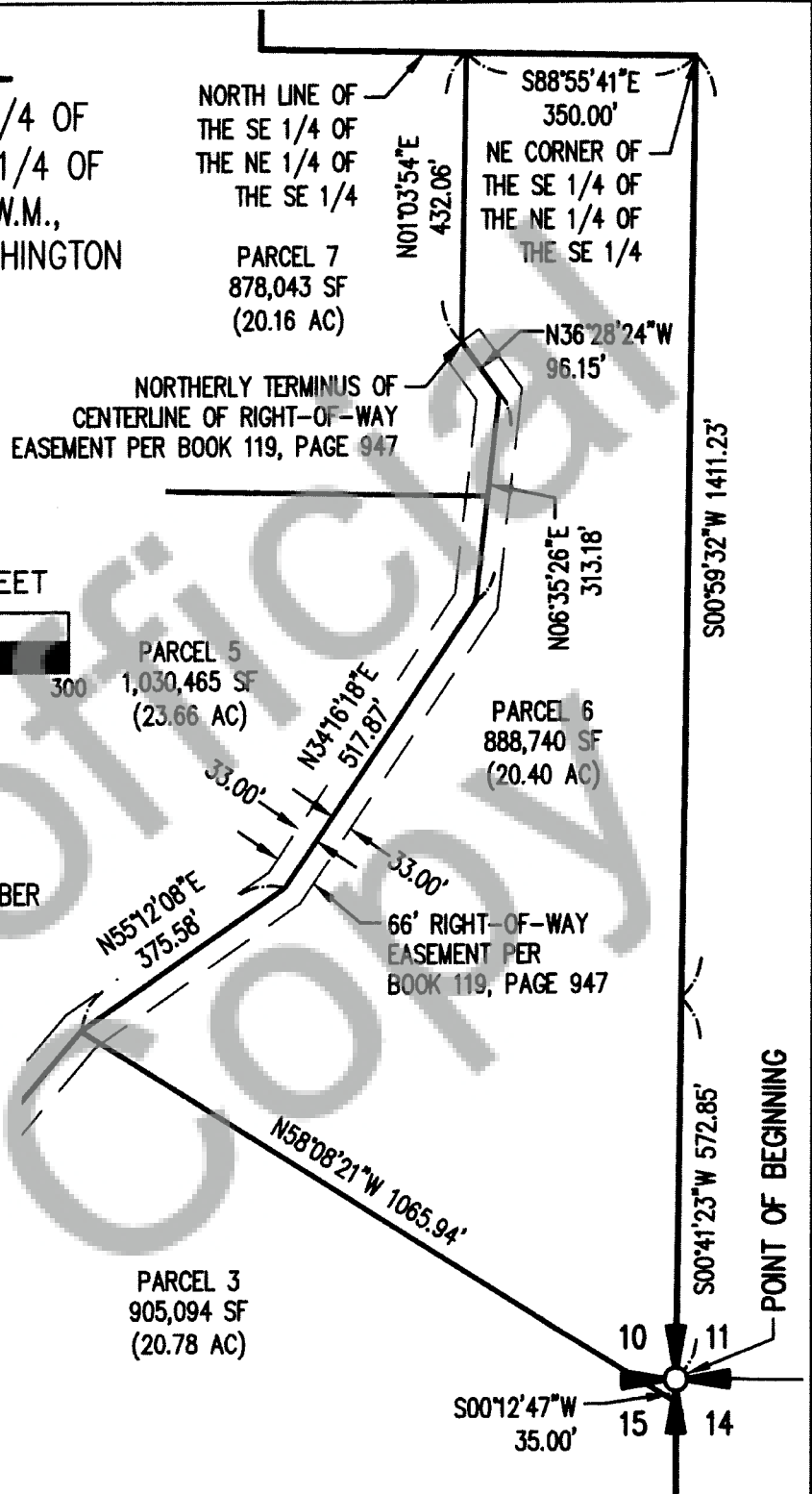
SCALE: 1" = 300 FEET



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



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PARCEL SEGREGATION

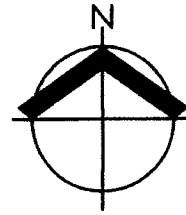
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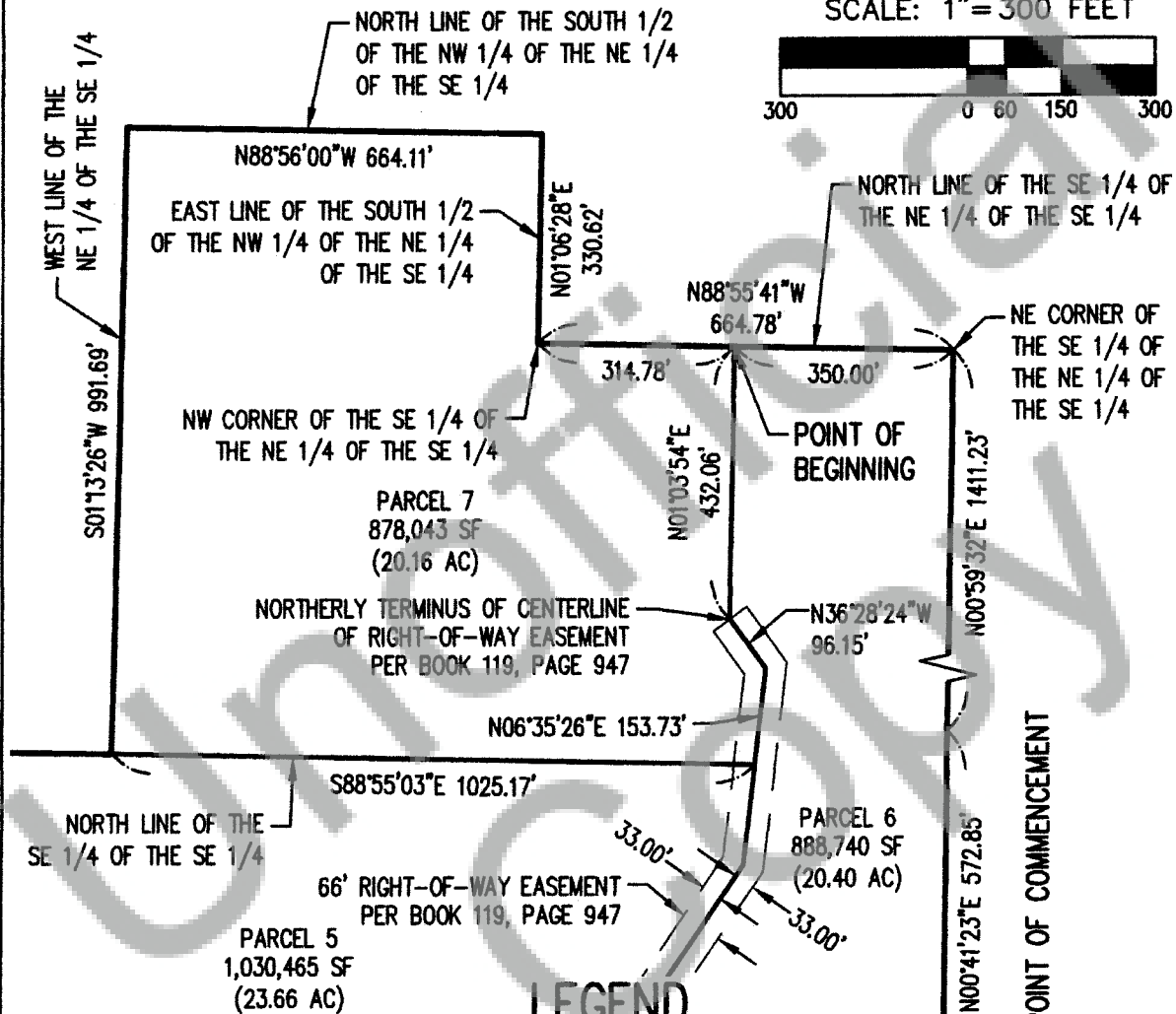


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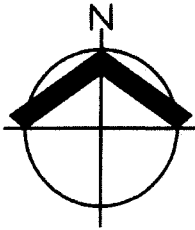
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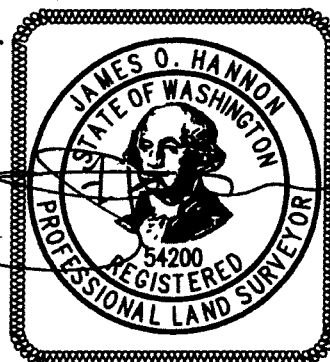
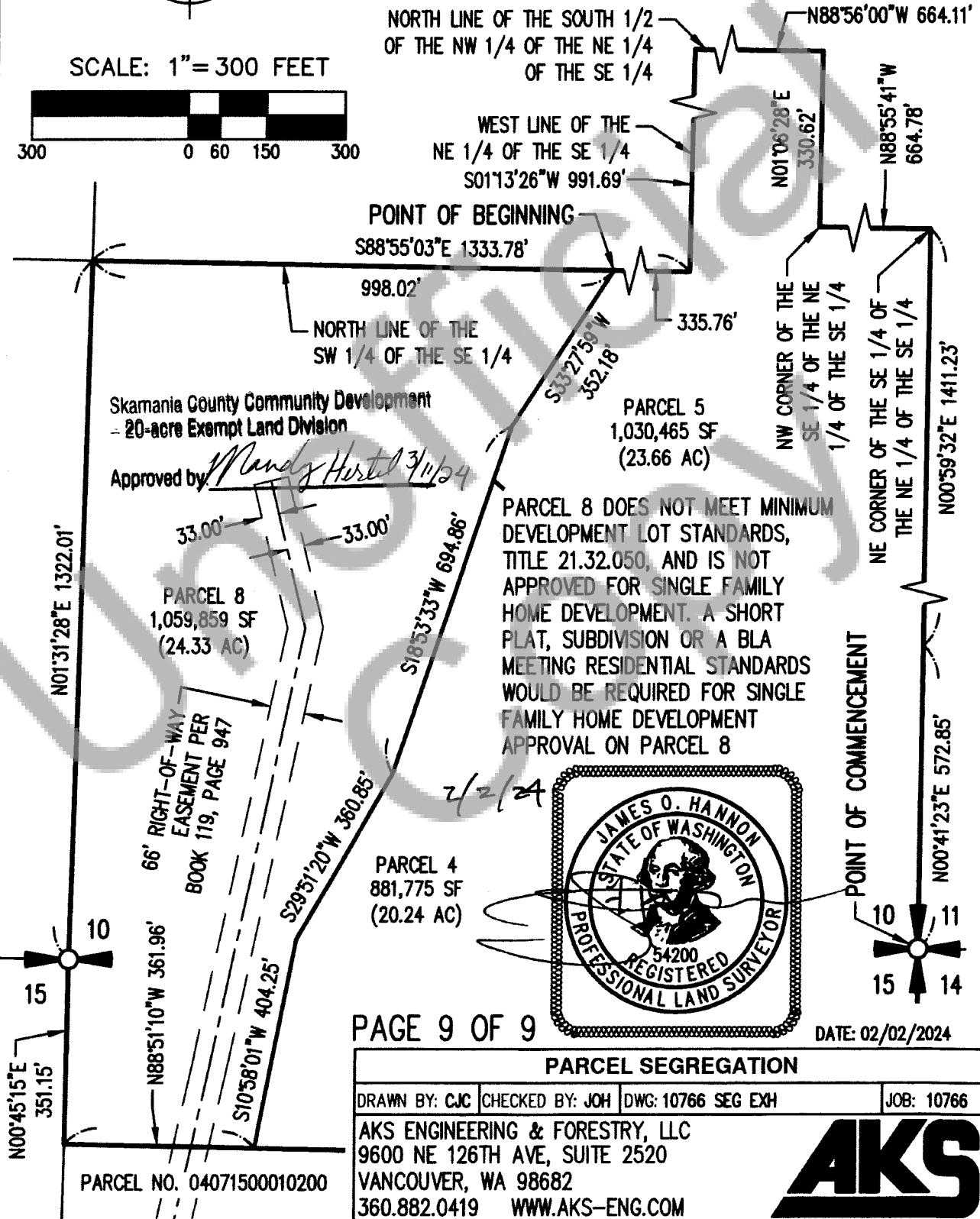
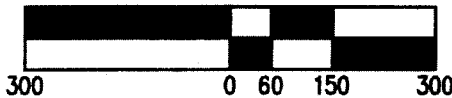


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