

Skamania County, WA  
Total: \$311.50  
QCDBLA  
Pgs=9

2024-000581

05/15/2024 03:42 PM

Request of: ARLEN WALTERS



00018447202400005810090099

Skamania County  
Real Estate Excise Tax

37175  
MAY 15 2024

Arlen Reid Walters  
2217 SE 179<sup>th</sup> Ave.  
Vancouver, WA 98683

PAID

\$ 235.16

Skamania County Treasurer

Max Monaghan Deputy

Space Above for Recording Information Only

## Quit Claim Deed

Boundary Line Adjustment

Additional legal(s) on page (9)

Assessor's Tax Parcel Number(s):

02-06-26-4-0-1600-00

02-06-26-4-0-1500-00

AM

<sup>that title is</sup>  
**THE GRANTOR**, <sup>in</sup> Kayleigh Gibson, an ~~un~~ married woman and <sup>in</sup> Nicholas Atkinson, an ~~un~~ married man, being the owner of that certain tract of land conveyed in Statutory Warranty Deed, recorded on September 15, 2020, in Auditor's File No. 2020-002452, more particularly described as follows:

See attached Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof

**THE GRANTEE**, Arlen Reid Walters, a single man, being the owner of that certain tract of land conveyed in Statutory Warranty Deed, recorded on September 15, 2020, in Auditor's File No. 2020-002452, more particularly described as follows:

See attached Exhibit "B" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof

**WHEREAS** Grantor and Grantee have agreed to perform a land exchange, Grantor hereby conveys unto Grantee, the following real estate, situated in Skamania County, State of Washington,

together with all after acquired title therein, described on Exhibit "C" and shown on Exhibit "D" attached hereto and made a part hereof.

This description constitutes a Boundary Line Adjustment between adjoining property owned by the Grantor, and does not create a separate parcel of land and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

  
Kayleigh Atkinson

3/4/24  
Date:

  
Nicholas Atkinson

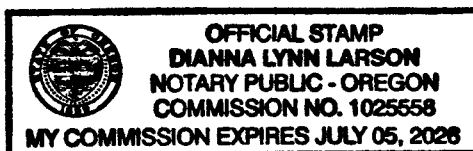
Skamania County Community Development  
- Boundary Line Adjustment


3/4/24  
Date:

Approved by: JW 5/15/24

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that Kayleigh Atkinson, and Nicholas Atkinson, are the person(s) who appeared before me, and said persons acknowledged and signed this instrument, and acknowledge it to be of their free and voluntary act for the uses and purposes mentioned in this document.



  
NOTARY PUBLIC signature  
The State of Oregon  
Residing in County of Malheur  
My Commission Expires: 7/5/26

*For Nicholas Atkinson signature.*

EXHIBIT "A"

PARCEL I

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 899.4 feet North and 150 feet West of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 26, (said point being the Southwest corner of the W.C. Howerton Tract); thence North 06°23' West along the West line of said Howerton Tract a distance of 200 feet; thence West 70 feet; thence in a Southerly direction in a straight line to a point which is 100 feet due West of the Point of Beginning; thence East to the Point of Beginning.

PARCEL II

A parcel of land located in a portion of the Southwest Quarter of the Southeast Quarter of Section 26 in Township 2 North, Range 6 East, Willamette Meridian in the County of Skamania and State of Washington, being more particularly described as follows:

Commencing at a 5/8" diameter Iron Rod with a Yellow Plastic Cap marked Terra Surveying LS 18731, set on the East line of the said Southwest Quarter of the Southeast Quarter of Section 26, being a point North 01°42'37" West, a distance of 493.00 feet from the Southeast Corner of the said Southwest Quarter of the Southeast Quarter of Section 26. Said point of Commencement being described as the point of Commencement of that tract of land conveyed to James L. Lankford and Patty Lankford, et ux, by Real Estate Contract recorded on May 12, 1994 in Book 143, Page 89, Skamania County Deed Records; thence North 01°42'37" West along the East line of the said Southwest Quarter of the Southeast Quarter of Section 26, a distance of 406.40 feet to the Southeast corner of the tract of land conveyed to James A. Kallas and Glenda J. Kallas, et ux, by Warranty Deed recorded on March 29, 1979 in Book 76, Page 323, Skamania County Deed Records, said corner also being a corner of the said Lankford tract; thence South 88°17'23" West along the line of said Lankford tract, a distance of 136.82 feet to a point in the line of the tract of land conveyed to Greg Josephson, by Quit Claim Deed recorded October 10, 2002 in Book 230, Page 75, Skamania County Deed Records, and the point of beginning of the following described parcel:

Thence Continuing South 88°17'23" West along the South line of said Josephson tract, a distance of 13.18 feet to a 5/8 diameter Iron Rod with a Yellow Plastic Cap marked Terra Surveying LS 18731, set at the Southeast corner of the tract of land conveyed Household Finance Corporation III, by Warranty Deed recorded January 28, 2002 in Book 219, Page 788, Skamania County Deed Records; thence continuing South 88°17'23" West along the South line of said Household Finance Corporation III tract, a distance of 85.36 feet; thence South 7°26'30" West, a distance of 41.71 feet; thence South 79°51'04" East a distance of 112.34 feet; thence North 5°56'53" West, a distance of 64.44 feet to the point of beginning..

Skamania County Assessor

9-16-20  
Date 9-15-20 Parcel# 020626 40150000  
jm

## EXHIBIT "B"



**Klein & Associates, Inc.**

Engineering, Land Surveying, Planning

Hood River, OR  
1411 13<sup>TH</sup> STREET, 97031  
(541)386-3322

Camas, WA  
2517 252<sup>ND</sup> AVE, 98607  
(360) 687-0500

Bingen, WA  
PO Box 786, 98605  
(509) 493-3111

### Legal description

Combining Skamania County tax parcel numbers: 02062640160000 &  
02062640170000  
12/01/2017

A tract of land situated in the southwest quarter of the southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, County of Skamania, State of Washington, described as follows:

**Beginning** at a point 899.4 feet North and 250 feet West of the southwest corner of the southeast quarter of the southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, (said point being the southwest corner of the M.B. Crane tract); thence North 02°15' East along the west line thereof 200 feet; thence West 72 feet; thence southerly 200 feet to a point on the north line of the street, 42 feet West of the southwest corner of said Crane tract; thence East on the north line of said street, 42 feet to the **Point of Beginning**.

Together with a parcel of land located in a portion of the southwest quarter of the southeast quarter of Section 26, in Township 2 North, Range 6 East, Willamette Meridian in the County of Skamania and State of Washington, being more particularly described as follows:

Commencing at a 5/8" diameter iron rod with a yellow plastic cap marked Terra Surveying LS 18731, set on the east line of the said southwest quarter of the southeast quarter of Section 26, being a point North 01°42'37" West, a distance of 493.00 feet from the southeast corner of the said southwest quarter of the southeast quarter of Section 26, said point of commencement being described as the point of commencement of that tract of land conveyed to James L. Lankford and Patty Lankford, et ux, by real estate contract recorded on May 12, 1994, in Book 143, Page 89, Skamania County Deed Records; thence North 01°42'37" West along the east line of the said southwest quarter of the southeast quarter of Section 26, a distance of 406.40 feet to the southeast corner of the tract of land conveyed to James A. Kallas and Genda J. Kallas, et ux, by Warranty Deed, recorded March 29, 1979, in Book 76, Page 323, Skamania County Deed Records, said corner also being a corner of the said Lankford tract; thence South 88°17'23" West along the line of said Lankford Tract, a distance of 235.36 feet to a point in the line of the tract of land conveyed to Household Finance Corporation III, by Warranty Deed, recorded January 2, 2002, in Book 219, Page 788, Skamania County Deed Records and the **Point of Beginning** of the following described parcel:

Thence continuing South 88°17'23" West along the south line of said Household Finance Corporation III tract, a distance of 14.64 feet to the southeast corner of the tract of land conveyed to Gary R. Hains, by Quit Claim Deed, recorded April 4, 1996, in Book 156, Page 306, Skamania County Deed Records; thence continuing South 88°17'23" West along the south line of said Gary R. Hains tract, a distance of 42.00 feet to a 5/8" diameter iron rod with a yellow plastic cap marked Terra Surveying LS 18731, set at the southwest corner thereof; thence South 08°05'37" East, a distance of 31.61 feet; thence South 79°51'04" East, a distance of 47.51 feet; thence North 07°26'30" East, a distance of 41.71 feet to the **Point of Beginning**.

Together with a tract of land located in the southwest quarter of the southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

**Beginning** at a point 899.4 feet North and 292 feet West of the southwest corner of the southeast quarter of the southeast quarter of the said Section 26, said point being the southwest corner of a tract of land conveyed to Lawrence Dufraine by deed dated December 8, 1936, and recorded December 11, 1936, at Page 118 of Book Z of Deed Records of Skamania County, State of Washington; thence North 06°23' West along the westerly line of the said Dufraine tract a distance of 200 feet to the northwest corner thereof; thence West 100 feet; thence South 06°23' East 200 feet; thence East 100 feet to the **Point of Beginning**.

Planning Department - BLA Approved By: *Ch. Feb 12/18/17*

Skamania County Assessor  
 Date 12-18-17 Parcel# 2-6-26-4-1600  
 ⑤ 2-6-26-4-1700

## EXHIBIT C

A tract of land located in a portion of the Southwest quarter of the Southeast quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

**Commencing** at a point 899.38 feet North and 150.00 feet West of the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 26, said point being a 1/2" iron pipe marking the Southwest corner of the W.C. Howerton Tract; thence South 88°17'23" West, 85.36 feet to a 5/8" iron rod with orange plastic cap inscribed "51797" and the **Point of Beginning** of this description; thence North 10°35'46" East, 27.62 feet to the corner of an existing fence line; thence following the existing fence line the following two (2) courses; 1) thence North 03°33'41" East, 127.97 feet; 2) thence North 00°31'31" East, 44.38 feet to a point on the North line of that certain tract, described as Parcel 1, of Statutory Warranty Deed, recorded September 15, 2022, Auditors File No. 2020-002452. thence South 88°17'23" West, 26.26 feet, along said North line to a 5/8" iron rod with orange plastic cap inscribed "51797" located at the Northwest corner of said Auditors File No. 2020-002452; thence South 00°31'31" East, 199.03 feet, along the West line of said Auditors File No. 2020-002452; thence North 88°17'23" East, 14.64 feet, back to the **Point of Beginning**.

Containing 4,540 square feet

Skamania County Assessor

Date 5/15/24 Parcel# 2-6-26-4-1600  
2-6-24-4-1500



## EXHIBIT "D"

### MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH Y.P.C.; PER A.F.N. 138448; HELD FOR SOUTHWEST PROPERTY CORNER.
- (251) 5/8" IRON ROD WITH Y.P.C.; PER A.F.N. 138448; HELD FOR BOUNDARY ANGLE POINT.
- (252) 5/8" IRON ROD WITH Y.P.C. STAMPED "TERRA"; PER A.F.N. 138448; HELD FOR POINT ON NORTH LINE OF PARCEL.
- (253) 5/8" IRON ROD WITH Y.P.C. STAMPED "TERRA"; UNKNOWN ORIGIN. FOUND N88°17'23"E, 2.90' FROM COMPUTED POSITION. NOT HELD.
- (254) 1/2" IRON PIPE. UNKNOWN ORIGIN. FOUND S 15°17'52" W, 0.32' OF CALCULATED CORNER, NOT HELD.
- (255) 5/8" IRON ROD WITH Y.P.C. STAMPED "TERRA"; PER A.F.N. 138448; HELD FOR DEED POINT OF COMMENCEMENT.
- (256) 5/8" IRON ROD WITH Y.P.C. STAMPED "TERRA"; PER A.F.N. 138448; HELD FOR NORTHWEST OF PARCEL.
- (260) 5/8" IRON ROD WITH P.C. STAMPED "18731"; PER A.F.N. 138448; HELD FOR NORTHEAST CORNER TAX LOT 1004.
- (261) 5/8" IRON ROD WITH P.C. STAMPED "18731"; PER A.F.N. 138448; HELD FOR POINT ON NORTH LINE OF TAX LOT 1003.
- (262) (263) 5/8" IRON ROD WITH O.P.C. STAMPED "51797"; PER A.F.N. 2019000051.

### LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- O.P.C. ORANGE PLASTIC CAP
- (100.00') DEED CALL

— x — EXISTING FENCE

□ BUILDING

### REFERENCED SURVEYS

R1. SURVEY PERFORMED BY TERRA SURVEYING; A.F.N. 138448, RECORDED ON 6/23/2000

R2. SURVEY PERFORMED BY TERRA SURVEYING; A.F.N. 2008171093, RECORDED ON 9/30/2008

### REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 20170000932

STATUTORY WARRANTY DEED, A.F.N. 2016001118

STATUTORY WARRANTY DEED, A.F.N. 2013002630



BOUNDARY LINE ADJUSTMENT  
LOCATED IN THE SW 1/4 OF THE SE 1/4  
SECTION 26, T.2N., R.6E., W.M.



**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL 541-386-3322 • FAX 541-386-2515

PROJECT:	24-01-04
FILE No:	240104.DWG
FILE PATH:	
PREP:	
LAYOUT:	8X11K
SURVEYED:	JK
DESIGN:	GD
DRAFT:	LC
APPROVE:	XX
DATE:	2-15-2024
SHEET:	3 OF 3 SHEETS

**EXHIBIT "D"**

RECORD OF SURVEY  
BOOK 3 OF SURVEYS  
PAGE 357, A.F.N. 138448

SEE SHEET 2

PARCEL NO. 02062640100100

PARCEL NO. 02062640100400

PARCEL NO. 02062640100300

RECORD OF SURVEY  
A.F.N. 2008171093

SE CORNER OF THE  
SW 1/4 OF THE SE 1/4  
SECTION 26

BOUNDARY LINE ADJUSTMENT  
LOCATED IN THE SW 1/4 OF THE SE 1/4  
SECTION 26 T.2N., R.6E., W.M.

**JAMES M. KLEIN**  
REGISTERED LAND SURVEYOR  
NO. 42690

SCALE - FEET

200 0 200

24-01-04  
FILE NO: 240104.DWG  
FILE PATH  
LAYOUT: 8X11K  
SURVEYED: JK  
DESIGN: GO  
DRAFT: LC  
APPROVE: XX  
DATE: 2/12/2024  
SHEET 1 OF 1 SHEETS

BOUNDARY LINE ADJUSTMENT  
LOCATED IN THE SW 1/4 OF THE SE 1/4  
SECTION 26 T.2N., R.6E., W.M.



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SHEET 1 OF 3 SHEETS



# EXHIBIT "D"

