



00018551202400006550060062

When recorded return to:

Robert J. Nuckoles
PO Box 537
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

37191
MAY 29 2024

PAID

exempt
Skamania County Treasurer

Space Above for Recording Information Only

Quit Claim Deed Boundary Line Adjustment

Assessor's Tax Parcel Number(s):

04-07-15-0-0-0101-00 (abv. Ptn Portion of Lot 4 of the Mckay S/P-19-08, including thereto Exhibit A)
04-07-15-0-0-0120-00 (abv. Ptn. Sec 15, T4N, R7E W.M., Excluding therefrom Exhibit A)
04-07-15-0-0-0120-06 (abv. Ptn. Sec 15, T4N, R7E W.M., Excluding therefrom Exhibit A)

THE GRANTOR, Robert J. Nuckoles, as an unmarried man, being the owner of that certain tract of land conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001462.
SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof

THE GRANTEE, Robert J. Nuckoles, as an unmarried man, being the owner of that certain tract of land conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001466.
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, and 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 "A" and shown on Exhibit "B" 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.


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GRANTOR:

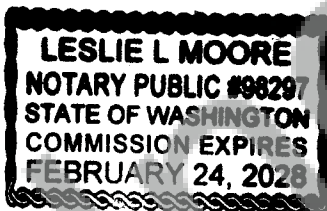
IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Robert J. Nuckoles, is the person who appeared before me, and said person acknowledged and signed this instrument, and acknowledge it to be of his free and voluntary act for the uses and purposes mentioned in this document.


Robert J. Nuckoles

MAY 29, 2024
Date:





NOTARY PUBLIC signature
The State of Washington
Residing in County of Skamania
My Commission Expires: 2/24/2028

EXHIBIT "A"

A tract of land located in the Northeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying West of the following described centerline.

Commencing at the Southwest corner of Lot 4 of the MCKAY Short Plat SP-19-08, recorded as Auditor's File No. 202002678, Skamania County Records; thence North $56^{\circ}23'45''$ West, 9.99 feet, along the Northerly right-of-way of Wind River Highway and the **Point of Beginning** of the following described centerline; thence North $30^{\circ}12'15''$ East, 70.70 feet to a curve right, having a radius of 259.38 feet; thence along said curve right Northeasterly, an arc length of 58.83 feet, a delta angle of $12^{\circ}59'45''$; thence North $43^{\circ}11'48''$ East, 137.74 feet to a curve left, having a radius of 290.62 feet; thence along said curve left Northerly, an arc length of 191.07 feet, a delta angle of $37^{\circ}40'09''$; thence North $05^{\circ}06'16''$ East, 31.93 feet to a curve left, having a radius of 290.62 feet; thence along said curve left Northerly, an arc length of 70.22 feet, a delta angle of $13^{\circ}50'40''$; thence North $08^{\circ}44'23''$ West, 208.97 feet to the Northwest corner of the certain tract of land conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001462, and the Point of Terminus of said centerline.

Containing 9,200 square feet.

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Horton 5/30/24

Skamania County Assessor 

Date: 5/30/24 Parcel# Plat 04071500010100
Plat 04071500012000
Plat 04071500012006

EXHIBIT "B"

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 5/30/24

PARCEL NO.
04071500012000

LOT 3

LOT 2

LOT 1

ORIGINAL BOUNDARY

STATUTORY WARRANTY DEED
A.F.N. 2023-001466

NEW BOUNDARY

LOT 4
MCKAY SHORT PLAT
SP-19-08

PARCEL NO
04071500010100

STATUTORY WARRANTY DEED
A.F.N. 2023-001462



SCALE - FEET

BASIS OF BEARINGS

WASHINGTON STATE PLANE
COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND
DISTANCE, ESTABLISHED BY G.P.S.

WIND RIVER HWY
(80' RW)

LEETE ROAD (40' RW)

LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4
AND THE SW 1/4 OF THE NE 1/4 OF
SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.

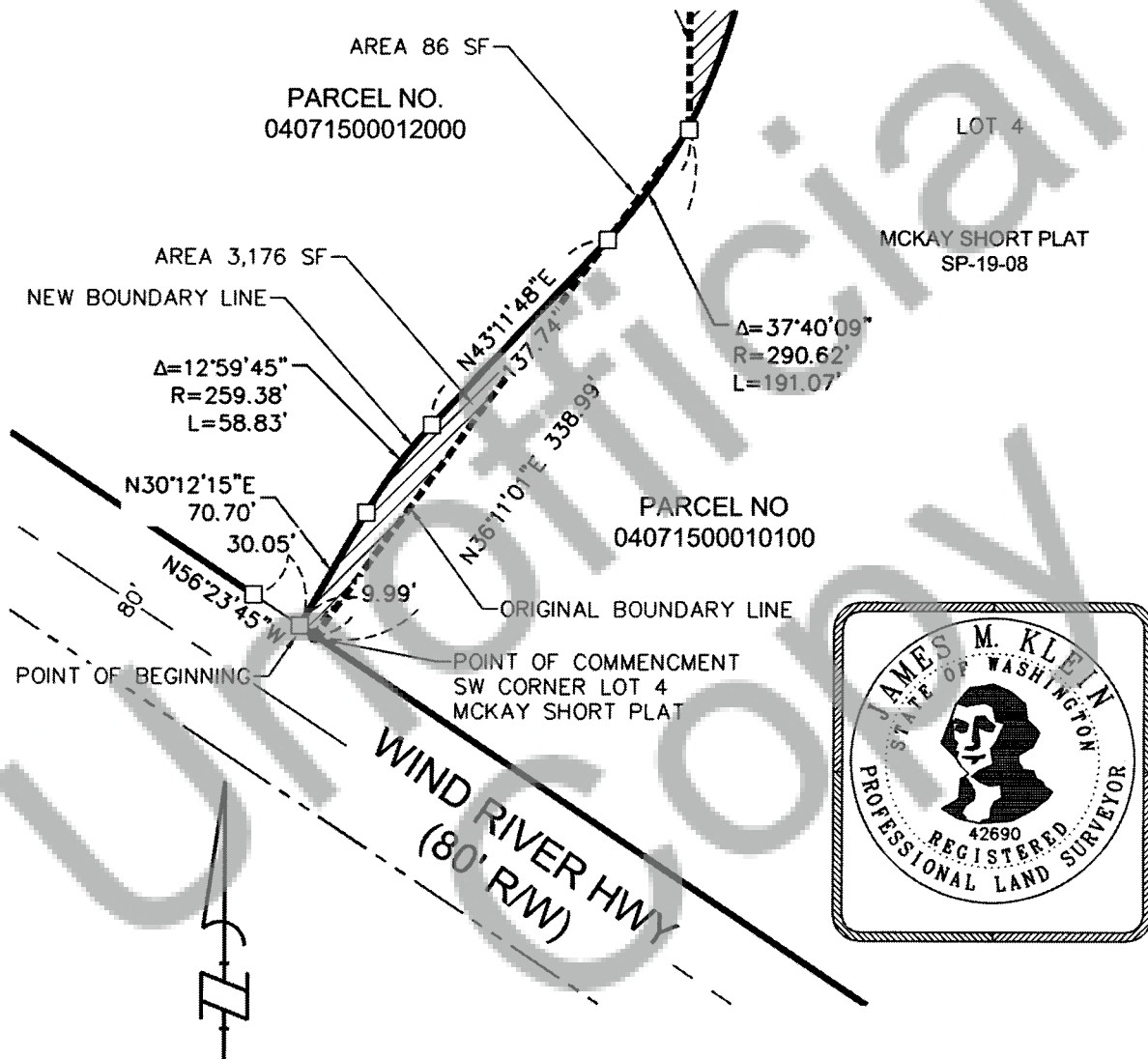


Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 23-08-14
FILE No: 230814
FILE PATH:
FLIPM
LAYOUT: 8.5X11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10/17/23
SHEET 1 OF 3 SHEETS

EXHIBIT "B"



BASIS OF BEARINGS

WASHINGTON STATE PLANE
 COORDINATES SYSTEM
 SOUTH ZONE, GRID NORTH, GROUND
 DISTANCE, ESTABLISHED BY G.P.S.

PORTION OF LOT 4, MCKAY SHORT PLAT SP-19-08 OF
 THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE
 NE 1/4 OF SECTION 15, T.4N. R.7E., W.M.
 SKAMANIA COUNTY, WASHINGTON.



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 FILE PATH
 REPAIR
 LAYOUT: 8.5X11
 SURVEYED: KA
 DESIGN: JK
 DRAFT: GD
 APPROVE: JK
 DATE: 10/17/23
 SHEET 2 OF 3 SHEETS

EXHIBIT "B"

PARCEL NO.
04071500012000

POINT OF TERMINUS
NW CORNER OF STATUTORY WARRANTY DEED,
AUDITOR'S FILE NO. 2023-001462,



ORIGINAL BOUNDARY

ORIGINAL BOUNDARY LINE

NTY DEED
J1466

AREA 86 SF
PARCEL NO.
04071500012000

AREA
9,114SF

N89°05'33"W 295.60'

LOT 4
MCKAY SHORT PLAT
SP-19-08

PARCEL NO
04071500010100

N00°12'11"E 420.37'

N08°44'23"W 208.97'

$\Delta=13^{\circ}50'40''$
 $R=290.62'$
 $L=70.22'$

N05°06'16"E
31.93'

NEW BOUNDARY

NEW BOUNDARY LINE

1.90'

7.00'

$\Delta=37^{\circ}40'09''$
 $R=290.62'$
 $L=191.07'$



SCALE - FEET

BASIS OF BEARINGS

WASHINGTON STATE PLANE
COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND
DISTANCE, ESTABLISHED BY G.P.S.

PORTION OF LOT 4, MCKAY SHORT PLAT SP-19-08 OF
THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE
NE 1/4 OF SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.



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DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10/17/23
SHEET 3 OF 3 SHEETS