



Skamania County
Real Estate Excise Tax

When recorded return to:

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

37196
MAY 30 2024

PAID exempt
Skamania County Treasurer
Wendy Wagner-Pepato

Space Above for Recording Information Only

Quit Claim Deed Boundary Line Adjustment

Assessor's Tax Parcel Number(s):

04-07-15-0-0-0120-00 (abv. Ptn. Sec 15, T4N, R7E W.M., Excluding therefrom Exhibit A)
04-07-15-0-0-0101-00 (abv. Ptn Portion of Lot 4 of the Mckay S/P-19-08, including thereto Exhibit A)
04-07-15-0-0-0120-06 (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. 2023-001466. 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. 2023-001462. 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.

GRANTOR:

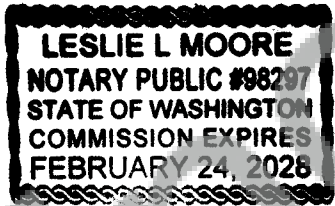
IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

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
Robert J. Nuckoles

MAY 30, 2024
Date:



Leslie L Moore
NOTARY PUBLIC signature
The State of Washington
Residing in County of Skamania
My Commission Expires: 2/24/2024

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 East 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°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°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°59'45"; thence North 43°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°40'09"; thence North 05°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°50'40"; thence North 08°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 3,176 square feet.

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hestel 5/30/24

Skamania County Assessor

Date 5/30/24 Parcel# 04071500012000

Ptn of 04071500012006
Ptn of 04071500010100

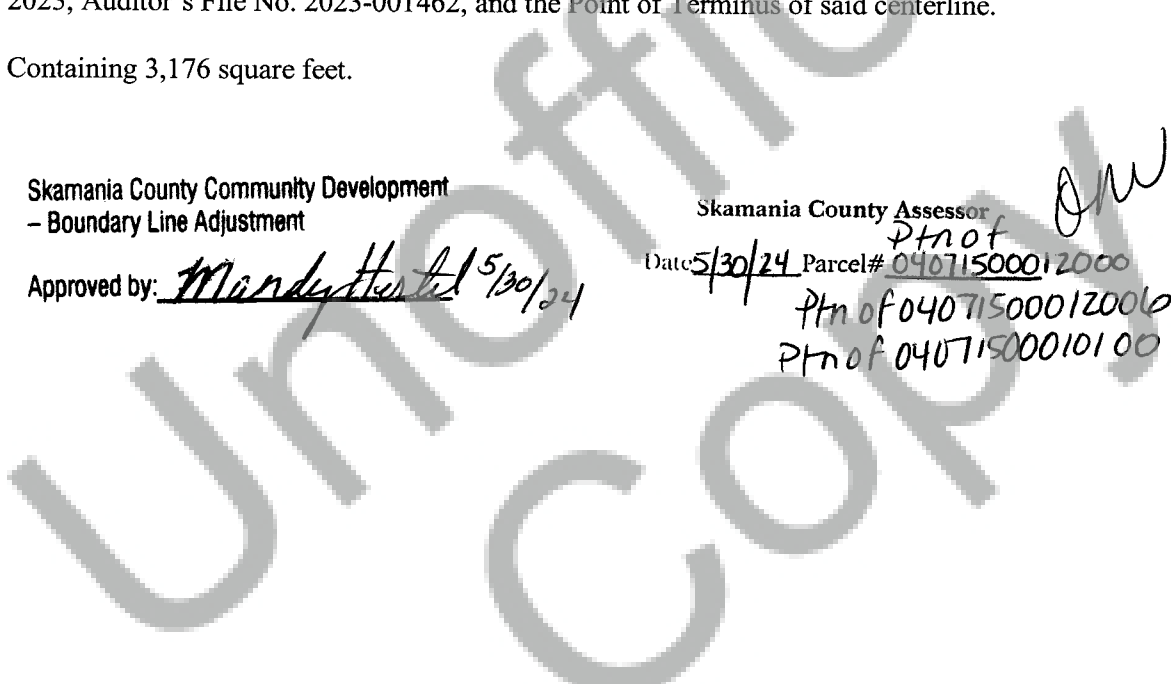
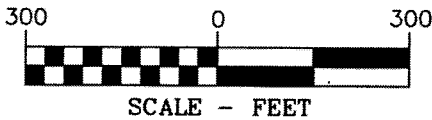
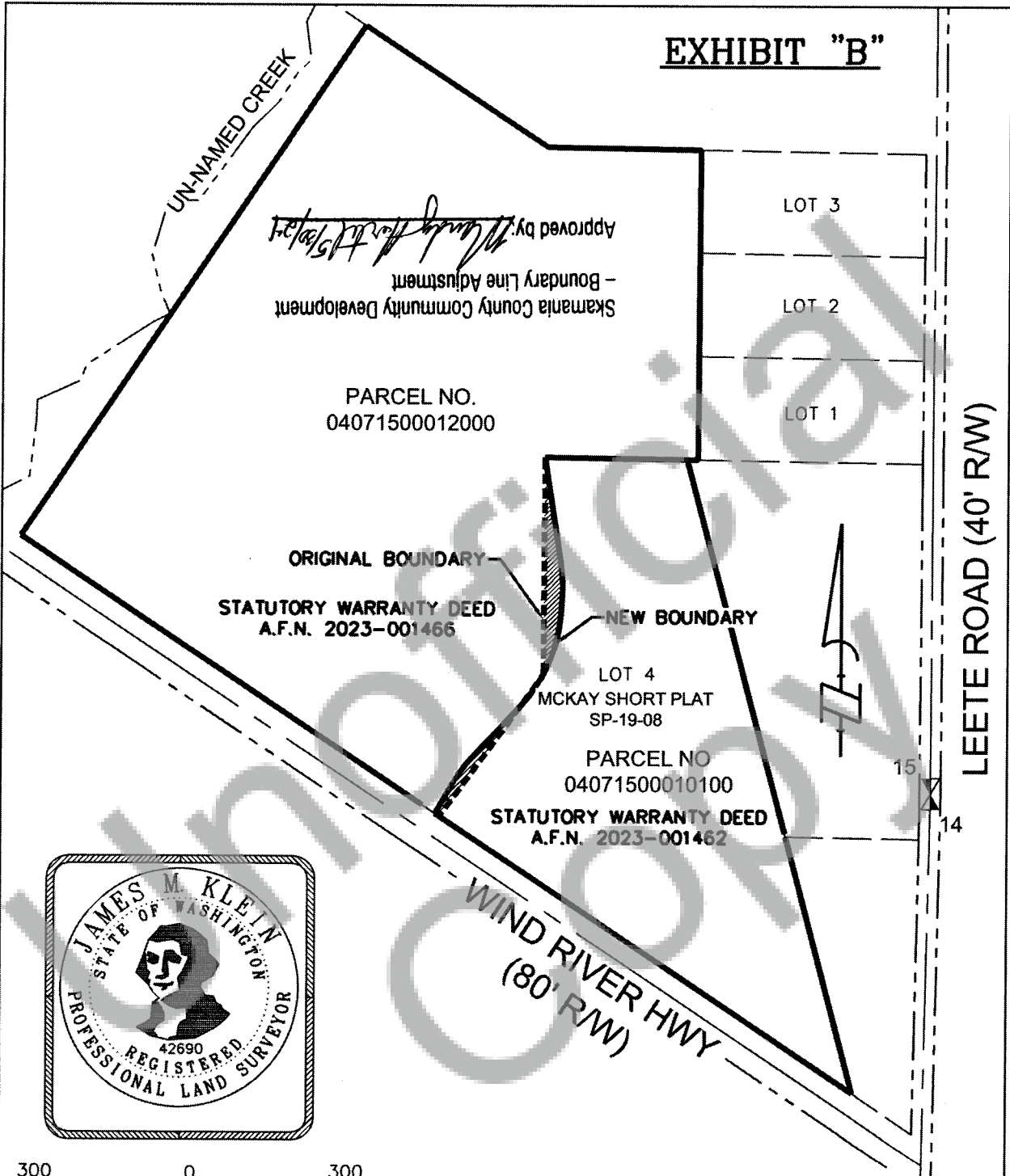


EXHIBIT "B"



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

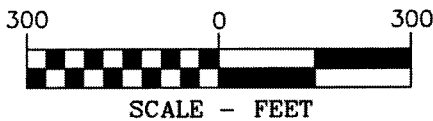
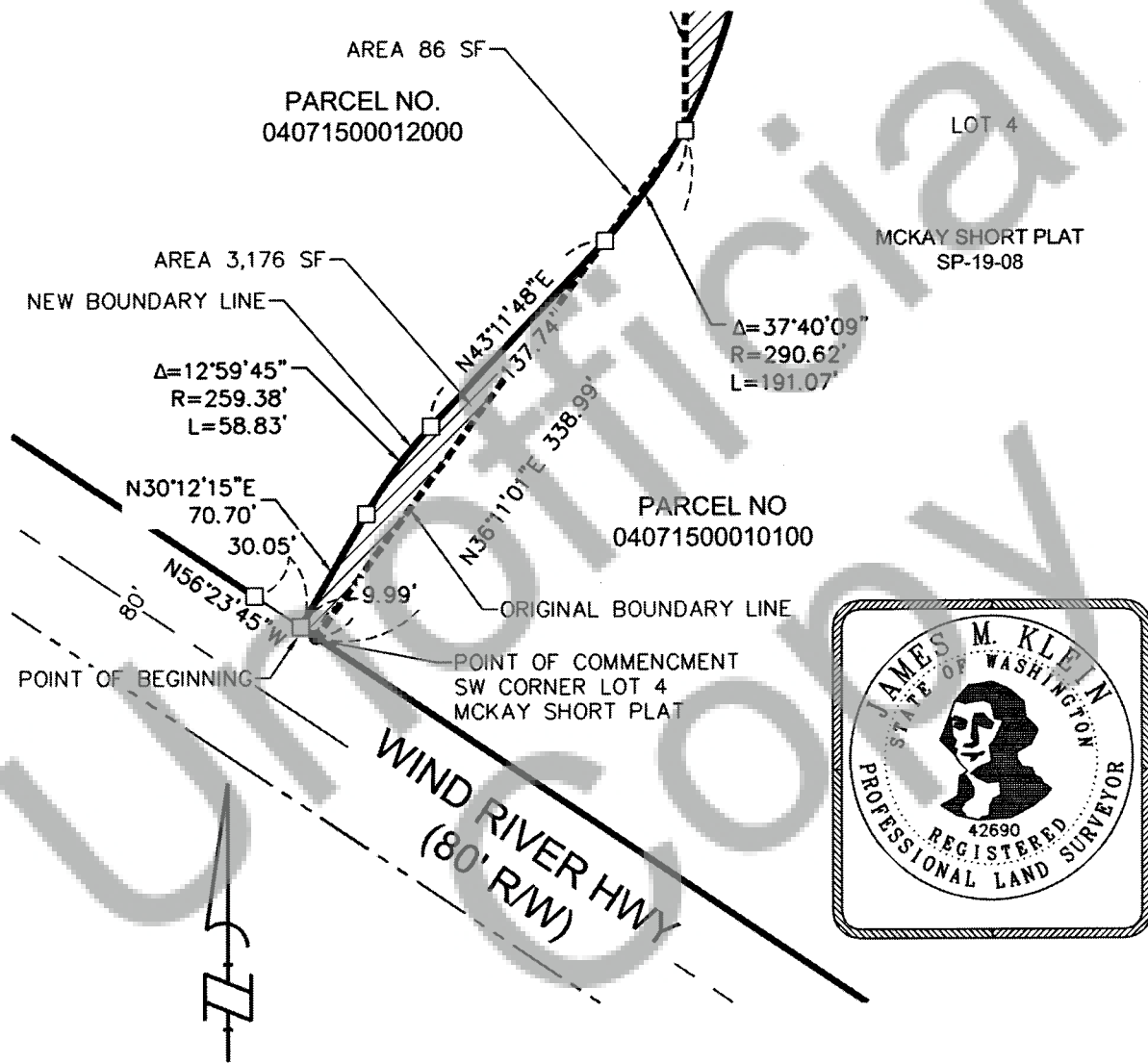
LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4
AND THE SW 1/4 OF THE NE 1/4 OF
SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.



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:
FLDPATH
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.
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PROJECT:	23-08-14
FILE No:	230814
FILE PATH:	
FLIP/SH:	
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

N89°05'33"W 295.60'

LOT 4
MCKAY SHORT PLAT
SP-19-08

PARCEL NO
04071500010100

AREA
9,114SF

N08°44'23"W 208.97'

N00°12'11"E 420.37'

Δ=13°50'40"
R=290.62'
L=70.22'

N05°06'16"E
31.93'

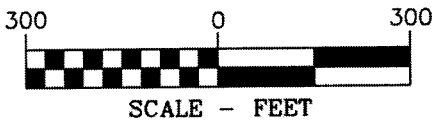
NEW BOUNDARY

NEW BOUNDARY LINE

Δ=37°40'09"
R=290.62'
L=191.07'

1.90'

7.00'



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.
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