

State of _____

Rev. 134D95B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Skamania County, WA
Total: \$308.50
QCDBLA
Pgs=6
Request of: MARK ENGLEMAN

2024-001454

10/07/2024 12:40 PM

00019610202400014540060066

This instrument was prepared by:
MARK M ENGLEMAN
607 E RESERVE ST
VANCOUVER, WA 98661

Skamania County
Real Estate Excise Tax

After recording, mail document
and tax statements to:

37411
OCT 07 2024

Mark Engleman
607 E RESERVE ST
VANCOUVER, WA 98661

PAID exempt
Skamania County Treasurer
[Signature]

QUITCLAIM DEED
Boundary Line Adjustment
Parcel 02051800010000

xm 10/7/24

This Quitclaim Deed (the "Deed") is made effective this 01 day of October, 2024 (the "Effective Date") between Kanati Falls Ranch, LLC (the "Grantor"), a limited liability company whose mailing address is 1322 SKAMANIA MINES RD., Washougal, WA 98671, and Kanati Falls Ranch, LLC (the "Grantee"), a limited liability company whose mailing address is 1322 SKAMANIA MINES RD., Washougal, WA 98671.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in an unincorporated area in Skamania County, Washington, and more particularly described in Exhibit A starting on page #3.

T2, R5, S18 E.W.M - ABBREVIATED LEGAL

The property described in Exhibit A resulted from a division of an original parcel numbered 02051800010000. The parcel number for the property in Exhibit A is: _____.

The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 10/01/2024.

Skamania County Community Development
– 20-acre Exempt Land Division

Approved by: Mindy Hertel 10/1/24

Kanati Falls Ranch,
LLC
Grantor
Name

Mark Engleman
Representative
Signature

Mark Engleman
Manager/Member LLC
Representative
Name and Title

Kanati Falls Ranch,
LLC
Grantor
Name

Anne Marie Engleman
Representative
Signature

Anne Marie Engleman
Manager/Member LLC
Representative
Name and Title

Kanati Falls Ranch,
LLC
Grantee
Name

Mark Engleman
Representative
Signature

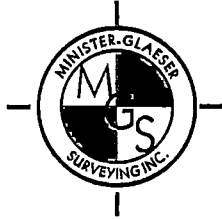
Mark Engleman
Manager/Member LLC
Representative
Name and Title

Kanati Falls Ranch,
LLC
Grantee
Name

Anne Marie Engleman
Representative
Signature

Anne Marie Engleman
Manager/Member LLC
Representative
Name and Title

EXHIBIT "A"



Minister & Glaeser Surveying, Inc.

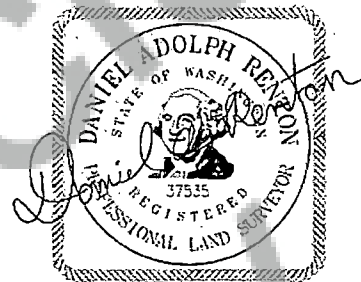
Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 26, 2024

RESULTANT PARCEL

Skamania County Assessor

Date 10-7-24 Parcel# 020518-00010000
020518-00010006
LM



The Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington,

EXCEPT the following described parcel of land;

A parcel of land located in a portion of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows;

COMMENCING at the Northwest corner of said Northeast Quarter as established in Book 5 of Surveys, at Page 113, Skamania County, Washington, Auditors Records and in Book 185 of Land Corner Records, at Pages 577&578 and in Book 134 of Land Corner Records, at Pages 819&820, Skamania County, Washington, Auditors Records;

Thence South 01°12'41" West, along the West line of said Northeast Quarter, for a distance of 869.76 feet to the **TRUE POINT OF BEGINNING**;

Thence South 01°12'41" West, continuing along said West line, for a distance of 1367.46 feet to a point that bears North 01°12'41" East, for a distance of 367.53 feet from the Southwest corner of said Northeast Quarter as established in Skamania County, Washington, Auditors File Number 2013002379;

Thence North 59°01'57" East, leaving said West line, for a distance of 1136.32 feet;

Thence North 39°19'51" West, for a distance of 52.96 feet to the beginning of a tangent 180.00-foot radius curve to the left;

Thence along the arc of a tangent 180.00-foot radius curve to the left, the long chord of which bears North 44°41'05" West, for a chord distance of 33.59 feet, through a central angle of 10°42'27", for an arc distance of 33.64 feet;

Thence North 50°02'18" West, for a distance of 73.48 feet to the beginning of a tangent 180.00-foot radius curve to the right;

Thence along the arc of a tangent 180.00-foot radius curve to the right, the long chord of which bears North 27°02'09" West, for a chord distance of 140.68 feet, through a central angle of 46°00'18", for an arc distance of 144.53 feet;

Thence North 04°02'00" West, for a distance of 343.09 feet to the beginning of a tangent 180.00-foot radius curve to the left;

Thence along the arc of a tangent 180.00-foot radius curve to the left, the long chord of which bears North 11°42'10" West, for a chord distance of 48.04 feet, through a central angle of 15°20'20", for an arc distance of 48.19 feet;

Thence North 19°22'20" West, for a distance of 80.62 feet to the beginning of a tangent 180.00-foot radius curve to the left;

Thence along the arc of a tangent 180.00-foot radius curve to the left, the long chord of which bears North 28°10'39" West, for a chord distance of 55.11 feet, through a central angle of 17°36'39", for an arc distance of 55.33 feet;

Thence North 90°00'00" West, for a distance of 213.82 feet to the centerline of Skamania Mines Road;

Thence along the centerline of Skamania Mines Road the following courses and distances;

Thence North 86°07'16" West, for a distance of 166.39 feet to the beginning of a tangent 500-foot radius curve to the left

Thence along the arc of a tangent 500.00-foot radius curve to the left, the long chord of which bears South 87°36'34" West, for a chord distance of 109.20 feet, through a central angle of 12°32'20", for an arc distance of 109.42 feet;

Thence South 81°20'24" West, for a distance of 39.43 feet to the beginning of a tangent 230.00-foot radius curve to the right;

Thence along the arc of a tangent 230.00-foot radius curve to the right, the long chord of which bears North 78°47'00" West, for a chord distance of 156.40 feet, through a central angle of 39°45'12", for an arc distance of 159.58 feet to **TRUE POINT OF BEGINNING**;

CONTAINING: 182.27 acres, more or less.

BASIS OF BEARING: NAD83_2011 (EPOCH:2010.0000), WASHINGTON, STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF WA.

COUNTY OF CLARK.

On this day, personally appeared before me by means of physical presence, the Grantor and the Grantee, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on October 01, 2024.

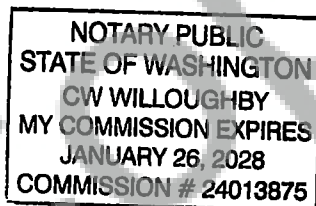
Signature

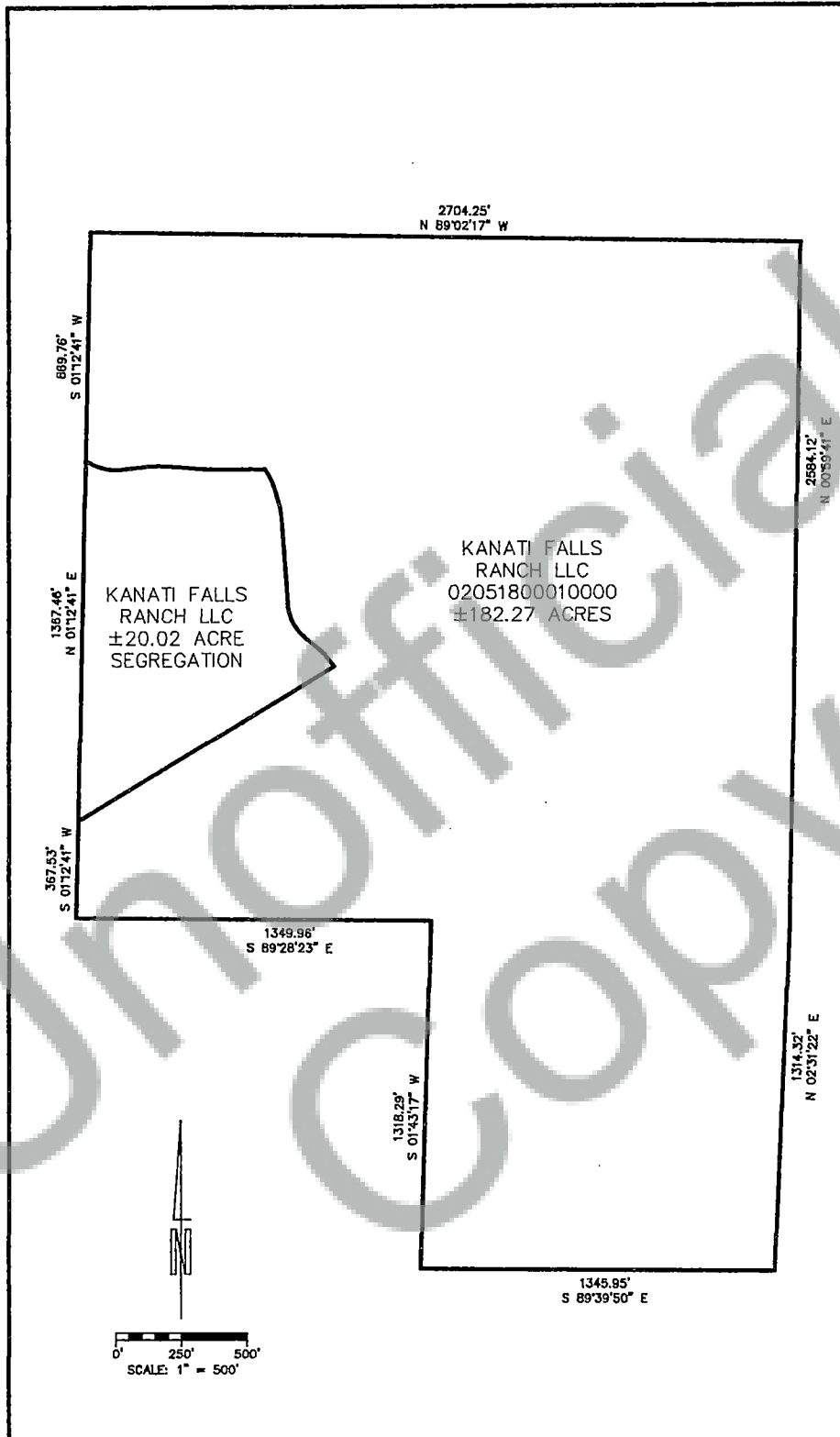
24013875



Notary Public

My Commission Expires:

1/26/28





 <p>MINSTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98641 (360) 834-3313</p>	<p>EXHIBIT " "</p> <p>TO ACCOMPANY LEGAL DESCRIPTION</p>		<p>10-01-2024</p> <p>SCALE: 1"=500'</p> <p>JOB NO. <u>ENGLEMAN</u></p> <p>DATE: <u>10-01-2024</u></p> <p>DWG FILE: <u>ENGLEMAN.DWG</u></p> <p>DRAWN BY: <u>DAR</u></p> <p>SHEET: <u>1</u> OF <u>1</u></p>
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