



Skamania County  
Real Estate Excise Tax

37418

OCT 07 2024

After recording, return to:

Lois Evelyn (Skaar) Lamkin  
2415 NE 49th St,  
Vancouver WA 98663

PAID exempt  
Skamania County Treasurer

Space Above for Recording Information Only

## BOUNDARY LINE ADJUSTMENT

Assessor's Tax Parcel ID # 03072400070000, 03072400070100, 03072400070006, 03072400070400  
Abbreviated Legal Description: not of cont. Bk 236/Pg 289 Cov to FL 236/291; old pit by Lawrence Skaar; Not of  
Cont Bk 236/Pg 289 – Transfer 7 ac CUE to DFL – Bk 236/Pg 291

### A PARTY:

This Boundary Line Adjustment is made and entered into by Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, and <sup>CA</sup>Lois Evelyn (Skaar) Lamkin, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST, u/t/d November 4, 2015, hereafter referred to as “Skaar” collectively “Grantor/Grantee” of the following described real estate, situated in Skamania County, Washington, together with all after-acquired title of Grantor(s) therein.

### B. RECITALS:

1. Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, <sup>CA</sup>Lois Evelyn (Skaar) Lamkin, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST u/t/d November 4, 2015, are the owner of certain real property located in Skamania County, Washington, known as Assessor's Tax Parcel ID # 03072400070000, 03072400070100, 03072400070006, and 03072400070400; herein after “Tax Lots 700, 701, and 704”, respectively, and more particularly described in Quit Claim Deed, recorded Feb. 29, 2016, Auditors File No. 2016000390, and attached as **Exhibit “A”** incorporated by reference herein records of Skamania County, Washington.

2. Tax Lots 700, 701, and 704, share common boundaries depicted on the attached **Exhibit “B”**, shown as Property Exhibit, and incorporated by reference herein.

3. **GRANTOR/GRANTEE** “Skaar” wishes to reconfigure three existing tracts of land into two separate tracts of land as described in **Exhibit “C.1”** and **“C.2”** and Shown on **Exhibit “B”**.

4. It is the intention of the Owners that these Recitals be and are a part of this Agreement.

C. AGREEMENT: Now therefore, in consideration of the above premises, and other good and valuable consideration, and receipt of which is hereby acknowledged, and for the purpose of adjusting

the common legal and physical property line between parcels described herein, it is declared and agreed as follows:

1. It is hereby declared and agreed that Tax Lot 701 is consolidated into Tax Lot 700 and the "Skaar" adjusted parcels for Tax Lots 700, and 704, are described on the attached **Exhibit "C.1"** and **"C.2"**. Tax Lot 700 and 704 shall remain separate legal lots, as adjusted.
2. In order to effectuate this Boundary Line Adjustment, "Skaar" hereby convey and warrants, subject to easements and covenants of record, all the property described in **Exhibit "C.1"** and **"C.2"** and shown on **Exhibit "B"** herein lying within the adjusted parcels.
3. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.
4. The terms and conditions of the Boundary Line Adjustment shall be, and hereby are made, binding on heirs, administrator, executors, personal representatives, successors, and or assigns of the parties hereto.

*The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Subdivision code. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.*

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## **EXHIBIT "A"**

### **ORIGINAL LEGAL DESCRIPTION**

**Tax Lots 700, 701, and 704**

#### **(TAX LOT 704)**

The North half of the Northwest quarter of the Northwest quarter (N1/2 NW1/4 NW1/4) Section 25 Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington; less that parcel deeded to Harold Bagnall and Karen Bagnall, Recorded in Volume 189 Page 713 Auditor's records of Skamania County; and also excepting that portion, if any, lying within the above described property, of parcel deeded to Skamania County, recorded under Book S Page 310 Auditor's records of Skamania County, Said property herein conveyed being twenty acres, more or less;

#### **(TAX LOT 700)**

The Southwest Quarter of the Southwest Quarter (SW1/4 SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian;

EXCEPT the following described portion thereof: Beginning at the Northwest corner of the SW 1/4 of the SW 1/4 of the said Section 24; thence East 12 rods; thence South 20 rods; thence South 77° West 14 rods and 20 links; thence North 23 rods and 18 links to the Point of Beginning; AND SUBJECT TO easement granted to the United States of America for the Bonneville Power Administration's electric power transmission lines by deed dated October 20, 1953, and recorded October 28, 1953. at page 273 of Book 37 of Deeds Records of Skamania County, Washington.

INCLUDING THERETO: the West half of the East half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of E1/2 of W1/2 of SE 1/4 of SW 1/4) and West half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of W1/2 of SE1/4 of SW1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian. Containing 15 acres, more or less, pursuant to contract of sale in favor of Grantee and subject to his acts and omissions.

EXCEPT: Beginning at a point that is South 88°43'15" East, 1569.86 feet and North 01°16'45" East, 510.29 feet from the Southwest corner of Section 24, Township 3 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, as measured along the South line of said Section 24 and normal to it; thence South 88°43'15" East, parallel to the South line of said Section 24, 265 feet, more or less, to the East line of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter of said Section 24; thence Southerly along said East line 325 feet, more or less, to the center-line of Cloverdale-Skaar Road; thence Westerly along the center-line of Cloverdale-Skaar Road to a point which bears South 27°21'04" West from the Point of Beginning; thence North 27°21'04" East, 330 feet, more or less, to the Point of Beginning.

Said parcel containing 2.5 acres, more or less.

SUBJECT TO: County road easements.

EXCEPT: A tract of land located in the West Half of the Southeast quarter of the Southwest quarter (W1/2 SE1/4 SW1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point in the centerline of the county road known, and designated as, the Cloverdale - Skaar Road, said point being 178.9 feet North and 1,649 feet East of the Southwest corner of said Section 24; thence South 157.8 feet to the intersection with the South line of said Section 24; thence North 89° 16' East

along said section line 186.6 feet to the Southeast corner of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of said Section 24; thence North along the East line of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of said Section 24 to intersection with centerline of said Cloverdale - Skaar Road; thence Southwesterly following the centerline of said road to the Point of Beginning; said tract containing 0.73 acre, more or less;

SUBJECT TO easement and right of way for the county road known and designated as Cloverdale - Skaar Road.

EXCEPT: A tract of land located in the W1/2 of the W1/2 of the SE1/4 of the SW1/4 of Section 24, Township 3 North, Range 7 East, W.M. in Skamania County, Washington, described as follows:

Beginning at the Southwest corner of said W1/2 of the W1/2 of the SE1/4 of the SW1/4; thence S 88°43'15" E, 314.05 feet to the Southwest corner of that parcel conveyed to Curtis A. Skaar and Barbra J. Skaar by deed dated 29 July 1964 and recorded at page 121, Book 53 of Deeds, Records of Skamania County, Washington; thence N 1°21'34" E 141.06 feet to the South line of the County Road known and designated Skaar Road (County Road No. 23370); thence Westerly along the South line of said Skaar Road to the West line of the SE1/4 of the SW1/4 of said Section 24; thence S 0°44'04" W along said West line to the Point of Beginning.

This description constitutes a boundary line adjustment between the adjoining property of the Grantors and Grantees herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance.

The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County subdivision laws.

**(TAX LOT 701)**

Including Thereto: Beginning at a point 104 feet N 34° E of corners to Sections 23, 24, 25, and 26, Township 3 North, Range 7 East of the Willamette Meridian, thence N 20° E, 120 feet, thence S 70° E, 363 feet, thence S 20° W, 120 feet, thence N 70° W, 363 feet to place of beginning.

containing one acre.

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

Evelyn L. Skaar

Evelyn L. Skaar, Trustee  
SKAAR REVOCABLE LIVING TRUST

10-7-2024

Date:

Carrie Ann Ashback

Carrie Ann (Skaar) Ashback, Trustee  
SKAAR REVOCABLE LIVING TRUST

10-7-2024

Date:

Lois Evelyn (Skaar) Lamkin

Lois Evelyn (Skaar) Lamkin, Trustee  
SKAAR REVOCABLE LIVING TRUST

10/7/24

Date:

STATE OF WASHINGTON  
Clark ) ss.  
County of Skamania )

Skamania County Community Development  
- Boundary Line Adjustment

Approved by: fn

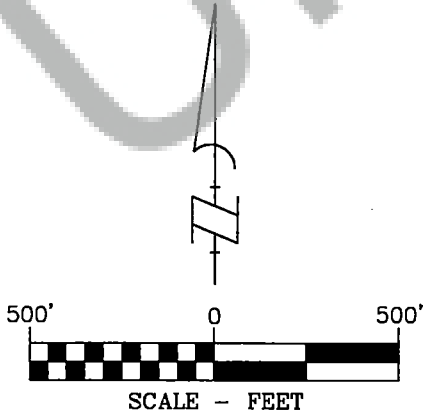
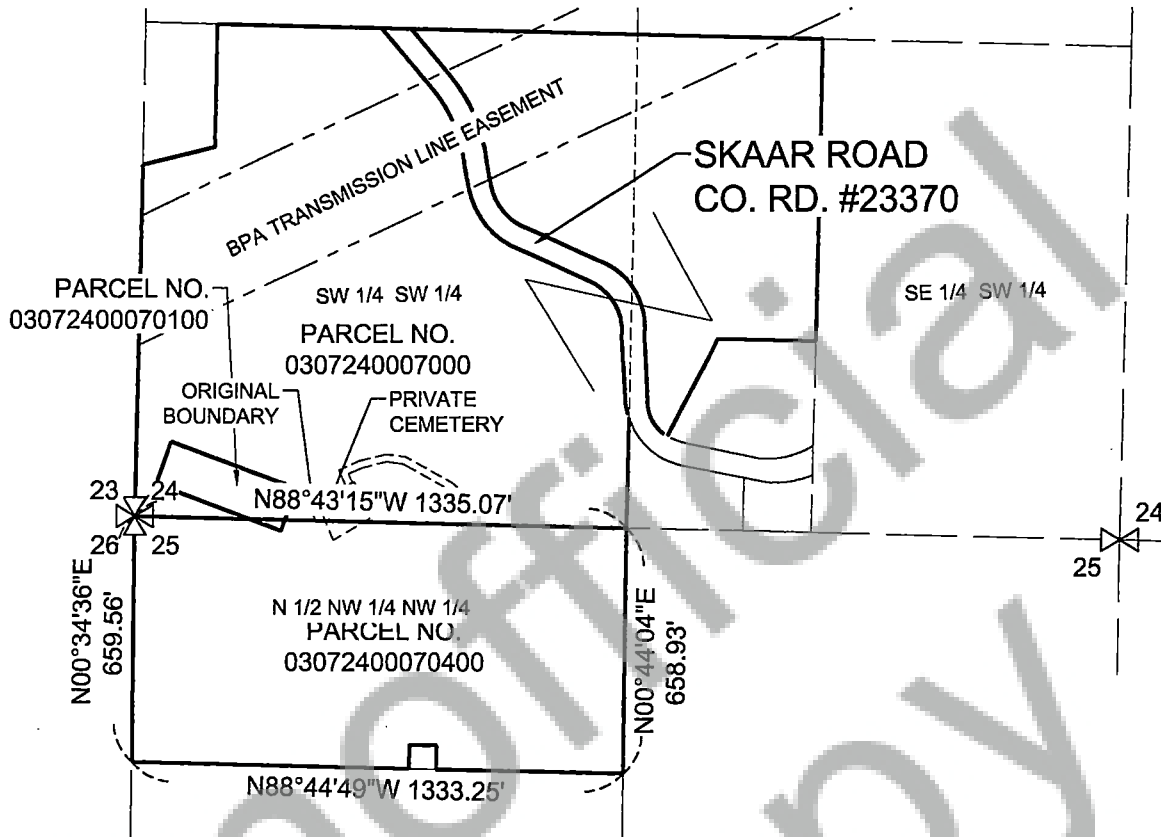
I certify that I know or have satisfactory evidence that Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, and Lois Evelyn (Skaar) Lamkin, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST, are the person(s) who appeared before me, and said person(s) acknowledged they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this document.

NOTARY PUBLIC  
STATE OF WASHINGTON  
STEPHEN WILLIAMS FLORES  
MY COMMISSION EXPIRES  
MAY 09, 2028  
COMMISSION # 24015370

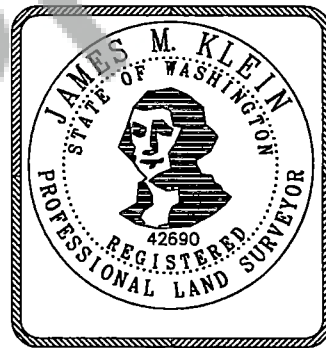
Stephen Williams Flores  
NOTARY PUBLIC signature  
The State of Washington  
Residing at Vancouver WA, Clark County  
My Commission Expires: 5/9/2028



**EXHIBIT "B"**  
ORIGINAL LOT CONFIGURATION



**BASIS OF BEARINGS**  
BASIS OF BEARINGS DERIVED  
FROM RECORD OF SURVEY  
BOOK 3, PAGE 200.



PROPERTY LOCATED IN SW 1/4 OF SECTION 24, AND  
THE NW 1/4 OF SECTION 25, T. 3N., R. 7E., W.M.,  
SKAMANIA COUNTY, STATE OF WASHINGTON.



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

PROJECT: 24-03-20  
FILE No: 240320  
FILE PATH:  
LAYOUT: 8.5X11EXH  
SURVEYED: KA  
DESIGN: JK  
DRAFT: GD  
APPROVE: JK  
DATE: 6-12-24  
SHEET: 2 OF 3 SHEETS



# EXHIBIT "B"

## NEW LOT CONFIGURATION

**BPA TRANSMISSION LINE EASEMENT**

**SKAAR ROAD  
CO. RD. #23370**

**SW 1/4 SW 1/4**

**NEW PARCEL NO.  
0307240007000**

**PRIVATE CEMETERY**

**SE 1/4 SW 1/4**

**NEW PARCEL NO.  
0307240007040**

**N 1/2 NW 1/4 NW 1/4**

**N88°43'15"W 1335.07'**

**S88°43'15"E 1334.86'**

**N00°34'36"E 659.56'**

**582.10'**

**581.48'**

**N00°44'04"E 658.93'**

**N88°44'49"W 1333.25'**

**23 24 25 26**

SCALE - FEET

### BASIS OF BEARINGS

BASIS OF BEARINGS DERIVED  
FROM RECORD OF SURVEY  
BOOK 3, PAGE 200.

PROPERTY LOCATED IN SW 1/4 OF SECTION 24, AND  
THE NW 1/4 OF SECTION 25, T. 3N., R. 7E., W.M.,  
SKAMANIA COUNTY, STATE OF WASHINGTON.

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DRAFT: CD  
APPROVE: JK  
DATE: 6-12-24  
SHEET 3 OF 3 SHEETS



# PROPERTY EXHIBIT

PROPERTY LOCATED IN SW 1/4 OF SECTION 24, AND THE NW 1/4 OF SECTION 25, T. 3N., R. 7E., W.M., SKAMANIA COUNTY, STATE OF WASHINGTON.

## LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N1/2 NW1/4 NW1/4) SECTION 25 TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; LESS THAT PARCEL DEEDED TO HAROLD BAGNALL AND KAREN BAGNALL, RECORDED IN VOLUME 189 PAGE 713 AUDITOR'S RECORDS OF SKAMANIA COUNTY; AND ALSO EXCEPTING THAT PORTION, IF ANY, LYING WITHIN THE ABOVE DESCRIBED PROPERTY, OF PARCEL DEEDED TO SKAMANIA COUNTY, RECORDED UNDER BOOK 5 PAGE 310 AUDITOR'S RECORDS OF SKAMANIA COUNTY, SAID PROPERTY HEREIN CONVEYED BEING TWENTY ACRES, MORE OR LESS.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE SAID SECTION 24; THENCE EAST 12 RODS; THENCE SOUTH 20 RODS; THENCE SOUTH 77° WEST 14 RODS AND 30 LINKS; THENCE NORTH 23 RODS AND 18 LINKS TO THE POINT OF BEGINNING; AND SUBJECT TO EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER TRANSMISSION LINES BY DEED DATED OCTOBER 20, 1933, AND RECORDED OCTOBER 28, 1933, AT PAGE 273 OF BOOK 37 OF DEEDS RECORDS OF SKAMANIA COUNTY, WASHINGTON.

INCLUDING THERETO: THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2 OF E1/2 OF W1/2 OF SE 1/4 OF SW 1/4) AND WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2 OF W1/2 OF SE 1/4 OF SW 1/4) OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, CONTAINING 15 ACRES, MORE OR LESS, PURSUANT TO CONTRACT OF SALE IN FAVOR OF GRANTEE AND SUBJECT TO HIS ACTS AND OMISSIONS.

EXCEPT: BEGINNING AT A POINT THAT IS SOUTH 88°43'15" EAST, 1569.86 FEET AND NORTH 01°06'45" EAST, 510.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY, WASHINGTON, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 24 AND NORMAL TO IT; THENCE SOUTH 88°43'15" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 24, 265 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTHERLY ALONG SAID EAST LINE 325 FEET, MORE OR LESS, TO THE CENTER LINE OF CLOVERDALE-SKAAR ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF CLOVERDALE-SKAAR ROAD TO A POINT WHICH BEARS SOUTH 27° 21'04" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 27°21'04" EAST, 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.5 ACRES, MORE OR LESS.  
SUBJECT TO: COUNTY ROAD EASEMENTS.

EXCEPT: A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2 SE 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE CLOVERDALE - SKAAR ROAD, SAID POINT BEING 178.9 FEET NORTH AND 1.849 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID SECTION 24; THENCE SOUTH 157.8 FEET TO INTERSECTION WITH THE SOUTH LINE OF THE SAID SECTION 24; THENCE NORTH 89° 15' EAST ALONG SAID SECTION LINE 188.8 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2 E 1/2 W1/2 SE 1/4 SW 1/4) OF THE SAID SECTION 24; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2 E 1/2 W1/2 SE 1/4 SW 1/4) OF THE SAID SECTION 24 TO INTERSECTION WITH THE CENTERLINE OF SAID CLOVERDALE - SKAAR ROAD; THENCE SOUTHWESTERLY FOLLOWING THE CENTERLINE OF SAID ROAD TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.73 ACRE, MORE OR LESS;

SUBJECT TO EASEMENT AND RIGHT OF WAY FOR THE COUNTY ROAD KNOWN AND DESIGNATED AS CLOVERDALE - SKAAR ROAD.

EXCEPT: A TRACT OF LAND LOCATED IN THE W1/2 OF THE W1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID W1/2 OF THE W1/2 OF THE SE 1/4 OF THE SW 1/4; THENCE SOUTH 88°43'15" EAST, 314.05 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO CURTIS A. SKAAR AND BARBRA J. SKAAR BY DEED DATED 29 JULY 1964 AND RECORDED AT PAGE 121, BOOK 53 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 01°21'34" EAST, 141.08 FEET TO THE SOUTH LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED SKAAR ROAD (COUNTY ROAD NO. 22370); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SKAAR ROAD TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 24; THENCE SOUTH 0°44'24" WEST, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

THIS DESCRIPTION CONSTITUTES A BOUNDARY LINE ADJUSTMENT BETWEEN THE ADJOINING PROPERTY OF THE GRANTORS AND GRANTEES HEREIN AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF RCW 58.17 AND THE SKAMANIA COUNTY SHORT PLAT ORDINANCE.

THE HEREIN DESCRIBED PROPERTY CANNOT BE SEGREGATED AND SOLD WITHOUT FIRST CONFORMING TO THE STATE OF WASHINGTON AND SKAMANIA COUNTY SUBDIVISION LAWS.

INCLUDING THERETO: BEGINNING AT A POINT 104 FEET NORTH 34° EAST OF CORNERS TO SECTIONS 23, 24, 25, AND 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 20° EAST, 120 FEET, THENCE SOUTH 70° EAST, 383 FEET, THENCE SOUTH 20° WEST, 120 FEET, THENCE NORTH 70° WEST, 383 FEET TO PLACE OF BEGINNING.

CONTAINING ONE ACRE.

## REFERENCED DEEDS

QUIT CLAIM DEED  
A.F.N. 2016000390

EXCLUSIVE EASEMENT DEED  
FOR A 20-FOOT WATERLINE EASEMENT  
AUDITOR FILE NO. 2015000509

12-FOOT INGRESS AND EGRESS EASEMENT  
TO ACCESS SKAAR CEMETERY  
SEE KPI SURVEYING LEGAL AND EXHIBIT,  
DATED NOV. 3, 2014

QUIT CLAIM DEED  
A.F.N. 2006161510

BOUNDARY LINE ADJUSTMENT  
A.F.N. 2004153458

ACREMENT FOR EASEMENT  
1) NON-EXCLUSIVE EASEMENT FOR DOMESTIC WATER  
(BLANKET EASEMENT NOT LOCATABLE)  
2) 30-FOOT IN WIDTH WATER RESERVOIR  
3) 15-FOOT WATERLINE EASEMENT  
4) VARIED WIDTH WATER RESERVOIR  
BOOK 78, PAGE 142-144

QUIT CLAIM DEED  
BOOK 78, PAGE 138

WATERLINE EASEMENT  
12-FOOT IN WIDTH  
BOOK 78, PAGE 74  
(BLANKET EASEMENT NOT LOCATABLE)

STATUTORY WARRANTY DEED  
DATED JULY 1964

TRANSMISSION LINE EASEMENT  
BOOK 36, PAGE 255-257

TRANSMISSION LINE EASEMENT  
BOOK 37, PAGE 273-275

TRANSMISSION LINE EASEMENT  
BOOK 81, PAGE 982-983

RIGHT-OF-WAY EASEMENT  
GRANTED TO SKAMANIA COUNTY PUD  
(BLANKET EASEMENT NOT LOCATABLE)

## REFERENCED SURVEYS

R1. SURVEY PERFORMED BY WYEAST SURVEYS FOR  
DON CHAMBERS RECORDED; SEPTEMBER 19, 1995,  
BOOK 3, PAGE 200

R2. SURVEY PERFORMED BY TERRA SURVEYING  
RECORDED FOR RON AND KIM CHAMNESS; JULY  
18, 2023 A.F.N. 2023000969

R3. SURVEY PERFORMED BY LONGVIEW TIMBER  
CORPORATION FOR LONGVIEW TIMBER;  
RECORDED  
MAY 09, 2012, A.F.N. 2012180632



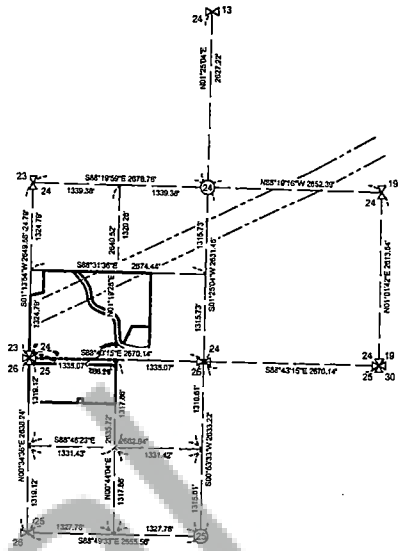
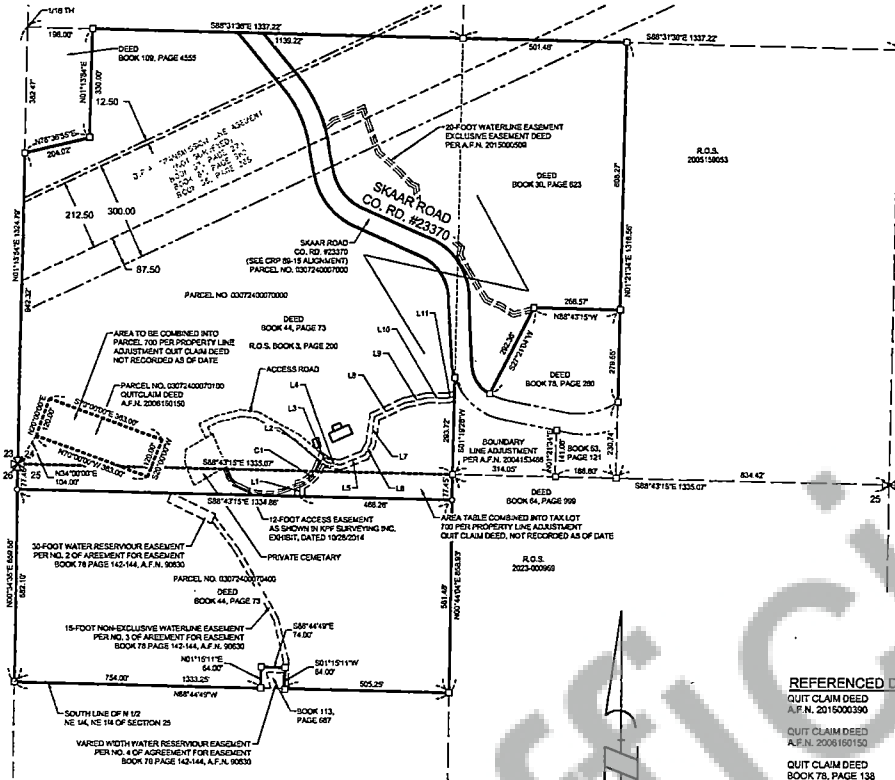
**Kleinfelder & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
1411 12th Street, Suite 100, Everett, WA 98201  
TEL: 541-385-3322 • FAX: 541-385-2515

SHEET 1 OF 2 WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON			
1/4	SEC	T.	R.
24	3N.	7E.	
25	3N.	7E.	

SURVEY PERFORMED FOR:  
SKAAR REVOCABLE LIVING TRUST  
DATE OF SURVEY: APRIL 09, 2024  
PROJECT: 240320 DRAFT: GD  
FILE: 24-03-20.DWG LAYOUT TAB: WA SURVEY  
OWNER  
SKAAR REVOCABLE LIVING TRUSTS  
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE

# PROPERTY EXHIBIT

PROPERTY LOCATED IN SW 1/4 OF SECTION 24, AND THE NW 1/4 OF SECTION 25, T. 3N., R. 7E., W.M., SKAMANIA COUNTY, STATE OF WASHINGTON.



SECTION 24 & 25 DETAIL  
SCALE 1" = 1000'

## LEGEND

- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- PROPERTY LINE (SUBJECT TRACT)
- RIGHT-OF-WAY
- EASEMENT
- GOVERNMENT SECTION LINE
- DIRT ROAD

## REFERENCED DEEDS

- QUIT CLAIM DEED  
A.F.N. 2015000390
- QUIT CLAIM DEED  
A.F.N. 2006160150
- QUIT CLAIM DEED  
BOOK 78, PAGE 138
- EXCLUSIVE EASEMENT DEED  
FOR A 20-FOOT WATERLINE EASEMENT  
AUDITOR FILE NO. 2015000509
- 12-FOOT INGRESS AND EGRESS EASEMENT  
TO ACCESS SKAAR CEMETERY  
SEE KPF SURVEYING LEGAL AND EXHIBIT.  
DATED NOV. 3, 2014
- BOUNDARY LINE ADJUSTMENT  
A.F.N. 2004153466

## REFERENCED DEEDS

- WATERLINE EASEMENT  
12-FOOT IN WIDTH  
BOOK 78, PAGE 74  
(BLANKET EASEMENT NOT LOCATABLE)
- STATUTORY WARRANTY DEED 4436  
DATED JULY 1984
- TRANSMISSION LINE EASEMENT  
BOOK 36, PAGE 255-267
- TRANSMISSION LINE EASEMENT  
BOOK 37, PAGE 273-275
- TRANSMISSION LINE EASEMENT  
BOOK 81, PAGE 962-965
- RIGHT-OF-WAY EASEMENT  
GRANTED TO SKAMANIA COUNTY PUD  
(BLANKET EASEMENT NOT LOCATABLE)

**BASIS OF BEARINGS**  
BASIS OF BEARINGS DERIVED  
FROM RECORD OF SURVEY  
BOOK 3, PAGE 200.

## OWNER

SKAAR REVOCABLE LIVING TRUSTS

SURVEY PERFORMED FOR:  
SKAAR REVOCABLE LIVING TRUST  
DATE OF SURVEY: APRIL 09, 2024  
PROJECT: 240320 DRAFT: GD  
FILE: 24-03-20.DWG LAYOUT TAB: WA SURVEY UNWRITTEN TITLE: ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE

- AGREEMENT FOR EASEMENT
- 1) NON-EXCLUSIVE EASEMENT FOR DOMESTIC WATER  
(BLANKET EASEMENT NOT LOCATABLE)
- 2) 30-FOOT IN WIDTH WATER RESERVOIR
- 3) 15-FOOT WATERLINE EASEMENT
- 4) VARIED WIDTH WATER RESERVOIR  
BOOK 78, PAGE 142-144

**Klein & Associates, Inc.**  
ENGINEERING & SURVEYING & PLANNING  
5411 125 Street, Vancouver, WA 98661  
TEL: 509.332.2222 FAX: 509.332.2215



SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
34	24	3N.	7E.
35	25	3N.	7E.

## **EXHIBIT "C.1"**

### **NEW LEGAL DESCRIPTION Tax Lot 700**

**A tract of land located in the North half of the Northwest quarter of the Northwest quarter of Section 25, and the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:**

The North 77.45 feet of the North half of the Northwest quarter of the Northwest quarter of Section 25 Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian;

**EXCEPTING THEREFROM:** the following described portion thereof: Beginning at the Northwest corner of the SW 1/4 of the SW 1/4 of said Section 24; thence East 12 rods; thence South 20 rods; thence South 77° West 14 rods and 20 links; thence North 23 rods and 18 links to the point of beginning; AND SUBJECT TO easement granted to the United States of America for the Bonneville Power Administration's electric power transmission lines by deed dated October 20, 1953, and recorded October 28, 1953. at page 273 of Book 37 of Deeds Records of Skamania County, Washington.

**INCLUDING THERETO:** the West half of the East half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of E1/2 of W1/2 of SE 1/4 of SW 1/4) and West half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of W1/2 of SE 1/4 of SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian. Containing 15 acres, more or less, pursuant to contract of sale in favor of Grantee and subject to his acts and omissions.

**EXCEPTING THEREFROM:** Beginning at a point that is South 88°43'15" East, 1569.86 feet and North 01°16'45" East, 510.29 feet from the Southwest corner of Section 24, Township 3 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, as measured along the South line of said Section 24; thence South 88°43'15" East, parallel to the South line of said Section 24, 265 feet, more or less, to the East line of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter of said Section 24; thence Southerly along said East line 325 feet, more or less, to the center-line of Cloverdale-Skaar Road; thence Westerly along the center-line of Cloverdale-Skaar Road to a point which bears South 27°21'04" West from the Point of Beginning; thence North 27°21'04" East, 330 feet, more or less, to the Point of Beginning.

**EXCEPTING THEREFROM:** A tract of land located in the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point in the centerline of the county road known, and designated as, the Cloverdale - Skaar Road, said point being 178.9 feet North and 1,649 feet East of the Southwest corner of said Section 24; thence South 157.8 feet to the intersection with the South line of said Section 24; thence North 89°16' East along said section line 186.6 feet to the Southeast corner of the West half of the East half of the West half of the Southeast Quarter of the Southwest Quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of said Section 24; thence North along the East line of the West half of the East half of the West half of the Southeast Quarter of the

Southwest Quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of said Section 24 to intersection with centerline of said Cloverdale - Skaar Road; thence Southwesterly following the centerline of said road to the Point of Beginning.

**EXCEPTING THEREFROM:** A tract of land located in the W1/2 of the W1/2 of the SE1/4 of the SW1/4 of Section 24, Township 3N Range 7E W.M. in Skamania County, Washington, described as follows:

Beginning at the Southwest corner of said W1/2 of the W1/2 of the SE1/4 of the SW1/4; thence S 88°43'15" E, 314.05 feet to the Southwest corner of that parcel conveyed to Curtis A. Skaar and Barbra J. Skaar by deed dated 29 July 1964 and recorded at page 121, Book 53 of Deeds, Records of Skamania County, Washington; thence N 1°21'34" E 141.06 feet to the South line of the County Road known and designated Skaar Road (County Road No. 23370); thence Westerly along the South line of said Skaar Road to the West line of the SE1/4 of the SW1/4 of said Section 24; thence S 0°44'04" W along said West line to the Point of Beginning.

**INCLUDING THERETO:** Beginning at a point 104 feet North 34° East of corners common to Sections 23, 24, 25, and 26, Township 3 North, Range 7 East of the Willamette Meridian, thence North 20° East, 120 feet, thence South 70° East, 363 feet, thence South 20° West, 120 feet, thence North 70° West, 363 feet, back to the Point of beginning.

Skamania County Assessor

Date 10-7-24 Parcel# 03-072400070000  
03072400070000

## EXHIBIT "C.2"

### NEW LEGAL DESCRIPTION Tax Lot 704

**A tract of land located in the North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:**

The North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

**EXCEPTING THEREFROM:** that parcel deeded to Harold Bagnall and Karen Bagnall, Recorded in Volume 189 Page 713 Auditor's records of Skamania County; and excepting that portion, if any, lying within the above-described property, of parcel deeded to Skamania County, recorded under Book S Page 310 Auditor's records of Skamania County, said property herein conveyed being twenty acres, more or less.

**EXCEPTING THEREFROM:** The North 77.45 feet of the North half of the Northwest quarter of the Northwest quarter of Section 25 Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

Skamania County Assessor

Date 10-7-24 Parcel# 03072400070400

Y.M.