

Skamania County

Real Estate Excise Tax

37439

OCT 15 2024

WHEN RECORDED RETURN TO:

Kim Ellsworth
1611 Bear Ck Rd
Carson Wa
98610

PAID exempt
Skamania County Treasurer
Monaghan Depute



QUIT CLAIM DEED

PERSONAL REPRESENTATIVE'S DEED

BOUNDARY LINE ADJUSTMENT

THE UNDERSIGNED GRANTOR, KIMBERLY A. ELLSWORTH, acting as the duly appointed, qualified and acting Personal Representative of the Estate of Dortha M. Kuskie, deceased, pursuant to Skamania County Superior Court Case No. 21-4-00029-30, and not in Grantor's individual capacity, for and in consideration of the distribution of Decedent's residual net estate, pursuant to the terms and provisions of Decedent's Last Will & Testament, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, hereby conveys and quit claims all of the interest of Decedent's estate in the portion of the real property described in this Deed, and shown on the Survey attached to this document as Exhibit A, as **Tract One (i.e., Lot One below)**, to **THE GRANTEE, CANDI WHITEHEAD**, a single person, and all of the interest of Decedent's estate in the portion of the real property described in this Deed, and shown on the Survey attached to this document as Exhibit A, as **Tract Two (i.e., Lot Two below)**, to **THE GRANTEE, KIMBERLY A. ELLSWORTH**, a married woman, in and to the following described real property located in the Southwest Quarter of Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, situated in the County of Skamania, State of Washington, being more particularly described as follows:

abbreviated Legal T3, R75, S36 E.W.M.

LOT ONE
(GRANTEE: CANDI WHITEHEAD)

03-7-5-36-300-400-00 RHE.

The property described in Deeds to James R. Kuskie and Dortha M. Kuskie, recorded at Book 46, Page 194, in the Property Records of the Skamania County Auditor's Office ("Skamania County Records"), together with adjusted portion described in Deed recorded at Book 133, Page 287, Skamania County Records,

EXCEPTING the property described as follows:

Commencing at an iron pipe monumenting the Northeast corner of the Henry L. Shepard Donation Land Claim No. 43; thence South 00°48'01" West a distance of 446.78 feet to a 5/8" iron rod, L.S.18028 monumenting the northeastern corner of the property of Nina M. St. Jean described in Deed recorded at Book 51, Page 429, Skamania County Records, together with adjusted portion described in Deed recorded at Book 133, Page 292, Skamania County Records; thence South 89°36'22" West along the north line of said St. Jean tract a distance of 566.97 feet to a 5/8" iron rod, L.S.18028; thence South 15°47'33" West along the west line of said St. Jean tract a

distance of 120.07 feet to a point; thence North 74° 28' 14" West a distance of 100.00 feet to the P.O.B. of the following described tract:

Thence South 90° 00' 00" West a distance of 402.17 feet to the east line of Lot 2 of The Gaynor Short Plat, Book T, Page 99; thence North 11° 32' 03" West along the east line of said Lot 2 a distance of 170.06 feet to the southeast corner of Lot 1 of said Gaynor Short plat; thence a 5/8" iron rod, L.S.18028 being the southeast corner of Lot 1 of said Gaynor Short Plat; thence North 10° 37' 45" West a distance of 109.78 feet to an 1" iron pipe; thence North 10° 49' 19" West a distance of 44.89 feet along the east line of Lot 6, Block 6 of the Second Addition to Hill Crest Acres Subdivision; thence South 90° 00' 00" East a distance of 495.66 feet to a point; thence South 00° 00' 00" West a distance of 207.75 feet to a point; thence South 15° 31' 46" West a distance of 115.07 feet to the P.O.B.

SUBJECT TO a perpetual non-exclusive access easement for ingress and egress over and across a portion of LOT ONE (1) measuring 20 feet in width from the P.O.B. of the following-described centerline:

Commencing at a 5/8" iron rod monumenting the Southwest corner of the property of Nina M. St. Jean described in Deed Book 51, Page 429, together with adjusted portion described in Deed at Book 133, Page 292, Skamania County Records; thence South 89° 11' 50" West a distance of 68.99 feet; thence North 19° 39' 48" East a distance of 61.97 feet; thence North 22° 39' 48" East a distance of 162.50 feet; thence North 11° 04' 48" a distance of approximately 50.00 feet; thence North 74° 38' 14" West a distance of approximately 50.00 feet to the Southeast corner of LOT TWO (2), as described below.

The access easement shall follow the existing dirt road - as shown and identified on the attached EXHIBIT A as "EXISTING DRIVE ACCESS" - from the existing site access from State Highway 14, as shown and identified on the attached EXHIBIT A as "EXISTING SITE ACCESS FROM HWY 14." The drive access maintenance and operability will be the shared responsibility of the owners of LOT ONE (1) and LOT TWO (2), their heirs, successors, and assigns forever. The owner of LOT ONE (1) agrees to not unreasonably withhold consent to the creation of additional easements over, across and under LOT ONE (1) that are necessary for the development and full use and enjoyment of LOT TWO (2).

Containing 13.58 Acres, more or less.

See EXHIBIT A ("PROPERTY BOUNDARY for SURVEY JAMES AND DORTHA KUSKIE") at page 5

LOT TWO
(GRANTEE: KIMBERLY A. ELLSWORTH)

A portion of the real property described in Deeds to James R. Kuskie and Dortha M. Kuskie, recorded at Book 46, Page 194, Skamania County Records together with adjusted portion described in Deed recorded at Book 133, Page 287, Skamania County Records, located in the Southwest quarter of Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, Skamania County and State of Washington, being more particularly described as follows:

Commencing at an iron pipe monumenting the Northeast corner of the Henry L. Shepard Donation Land Claim No. 43; thence South 00°48'01" West a distance of 446.78 feet to a 5/8" iron rod, L.S.18028 monumenting the northeastern corner of the property of Nina M. St. Jean described in Deed Book 51, Page 429, together with adjusted portion described in Deed at Book 133, Page 292, Skamania County Records; thence South 89°36'22" West along the north line of said St. Jean tract a distance of 566.97 feet to a 5/8" iron rod, L.S.18028; thence South 15°47'33" West along the west line of said St. Jean tract a distance of 120.07 feet; thence North 74°28'14" West a distance of 100.00 feet to the P.O.B. of the following described tract:

Thence South 90°00'00" West a distance of 402.17 feet to the east line of Lot 2 of The Gaynor Short Plat, Book T, Page 99; thence North 11°32'03" West along the east line of said Lot 2 a distance of 170.06 feet to the southeast corner of Lot 1 of said Gaynor Short plat; thence a 5/8" iron rod, L.S.18028 being the southeast corner of Lot 1 of said Gaynor Short Plat; thence North 10°37'45" West a distance of 109.78 feet to a 1.00" iron pipe; thence North 10°49'19" West a distance of 44.89 feet along the east line of Lot 6, Block 6 of the Second Addition to Hill Crest Acres Subdivision; thence South 90°00'00" East a distance of 495.66 feet to a point; thence South 00°00'00" West a distance of 207.75 feet to a point; thence South 15°31'46" West a distance of 115.07 feet to the P.O.B.

TOGETHER WITH an access easement for ingress and egress over and across a portion of LOT ONE (1) measuring 20 feet in width from the P.O.B. of the centerline described as follows:

Commencing at a 5/8" iron rod monumenting the Southwest corner of the property of Nina M. St. Jean described in Deed Book 51, Page 429, together with adjusted portion described in Deed at Book 133, Page 292, Skamania County Records; thence South 89°11'50" West a distance of 68.99 feet to the P.O.B. of the following described portion of Parcel One:

Thence North 19°39'48" East a distance of 61.97 feet; thence North 22°39'48" East a distance of 162.50 feet; thence North 11°04'48" a distance of approximately 50.00 feet; thence North 74°38'14" West a distance of approximately 50.00 feet to the P.O.B. of Parcel Two, as described above.

Containing 3.36 Acres, more or less.

See EXHIBIT A ("PROPERTY BOUNDARY for SURVEY JAMES AND DORTHA KUSKIE") at page 5

Commonly known as "31 Kuskie-St. Jean Road, Stevenson, WA 98648."

Skamania County Assessor

Tax Parcel Numbers: **Portions of 03-7-5-36-300-400-00;**

Date 10/15/24 Parcel# 03753630040000 p+n of

~~K.A.E 03-7-5-36-300-400-01 (TRACT/LOT ONE); and~~

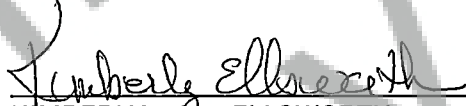
~~K.A.E 03-7-5-36-300-400-02 (TRACT/LOT TWO).~~

This deed is intended to create separate legal lots of record by dividing one (1) contiguous lot into two (2) adjoining lots; the purpose of this deed is to effect a division of land made by testamentary provisions; therefore, pursuant to RCW 58.17.040(3) and Skamania County Code Title 17.64.040(C), the division is exempt from the requirements of RCW 58.17 and Skamania County Code Title 17.64 Short Plats and Short Subdivisions. The property described in this deed cannot be further segregated and sold without conforming to the laws of the State of Washington and the subdivision codes of the County of Skamania. Recognition of property as a separate lot does not imply or guarantee the property is buildable. Building and other development permits will be issued dependent on consistency with applicable county codes, regulations, and policies.

Skamania County provides no warranty that the parcel has been reviewed for buildability, water availability, sewer, or access. Buyers of such lots shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel. Skamania County Code Title 17.64.040(3).

DATED this 15th day of October, 2024.

Skamania County
Community Development Department
170 N.W. Vancouver, Ave. • PO Box 1009
Stevenson, WA 98648
Phone: (509) 427-3900

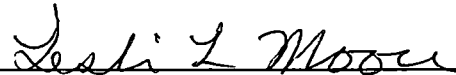

KIMBERLY A. ELLSWORTH, as Personal
Representative of the Estate of Dortha M. Kuskie,
Deceased, and not in her individual capacity

Mandy Horte per Exemptions 17.04.010(3)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **KIMBERLY A. ELLSWORTH, as Personal Representative of the Estate of Dortha M. Kuskie**, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/15/24


Notary Public in and for the State of Washington
Residing at Skamania County, Washington
My appointment expires: 2/24/2028