

Skamania County, WA
Total: \$308.50
QCDBLA
Pgs=6

2024-001689

11/14/2024 03:18 PM

Request of: JAMES D HUNT AND KATHLEEN S SCHAS



00019910202400016890060064

Prepared By:

James D. Hunt and Kathleen S. Schassen

After Recording Return To:

204 NE Shepard ave, PO Box 328
Stevenson, Washington 98648

Skamania County

Real Estate Excise Tax

31487

NOV 14 2024

PAID

exempt
Skamania County Treasurer
Maximilian Deputz

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Boundary Line Adjustment

S.H. K.S.
12th
On November 13, 2024 THE GRANTOR(S),

James D. Hunt and Kathleen S. Schassen ("Grantor") and X, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

James D. Hunt and Kathleen S. Schassen ("Grantee") and X, a married couple, residing at 204 NE Shepard ave, PO Box 328, Stevenson, Skamania County, Washington 98648

the following described real estate, situated in Stevenson, in the County of Washington, State of Washington

The legal description is: See attached *Exhibit A*

Lot 5 and Lot 6, Block 2, Second Addition
For Combined Legal Lots

No money is being exchanged, combining lots to reduce property taxes.

Tax Parcel Number: 03-75-36-2-3-0504-00

2m 11/14/24

03-75362-3-0503-00

Grantor Signatures:

DATED: 11-18-2024

James D. Hunt
James D. Hunt and Kathleen S. Schassen
204 NE Shepard ave, PO Box 328
Stevenson, Washington
98648

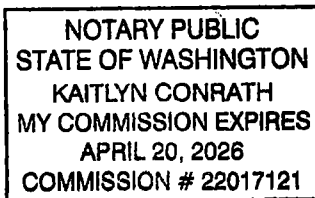
DATED: 11-12-2024

K. Schassen
204 NE Shepard ave, PO Box 328
Stevenson, Washington
98648

Unofficial Copy

STATE OF WASHINGTON, COUNTY OF SKAMANIA, ss:

On this 12 day of November, 2024, before me personally appeared James D. Hunt and Kathleen S. Schassen and _____, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Kaitlyn Conrath
Notary Public

Notary
Title (and Rank)

My commission expires 04/20/2026

Notary Address:

7121 E Loop Rd
Stevenson WA 98648

Exhibit "A" Legal Description

NEW LEGAL DESCRIPTION

FOR COMBINED LEGAL LOT

Lot 5 and Lot 6, Block 2, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 100, in the County of Skamania, State of Washington.

TOGETHER WITH that portion lying due South of the above described property being 40 feet wide as vacated by instrument recorded in Book 114, Page 819, Skamania County Records,

HEREINAFTER, irrevocably bound as one legal parcel of record.

**This boundary line adjustment is exempt
from City and State platting regulations as
provided by RCW 58.17.040(6).**


Stevenson Planning Administrator

Skamania County Assessor

Date 11/14/24 Parcel# 03073623050300
03072623050400
J.M.

OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCELS 03-07-36-2-3-0503-00 & 03-75-36-2-3-0504-00

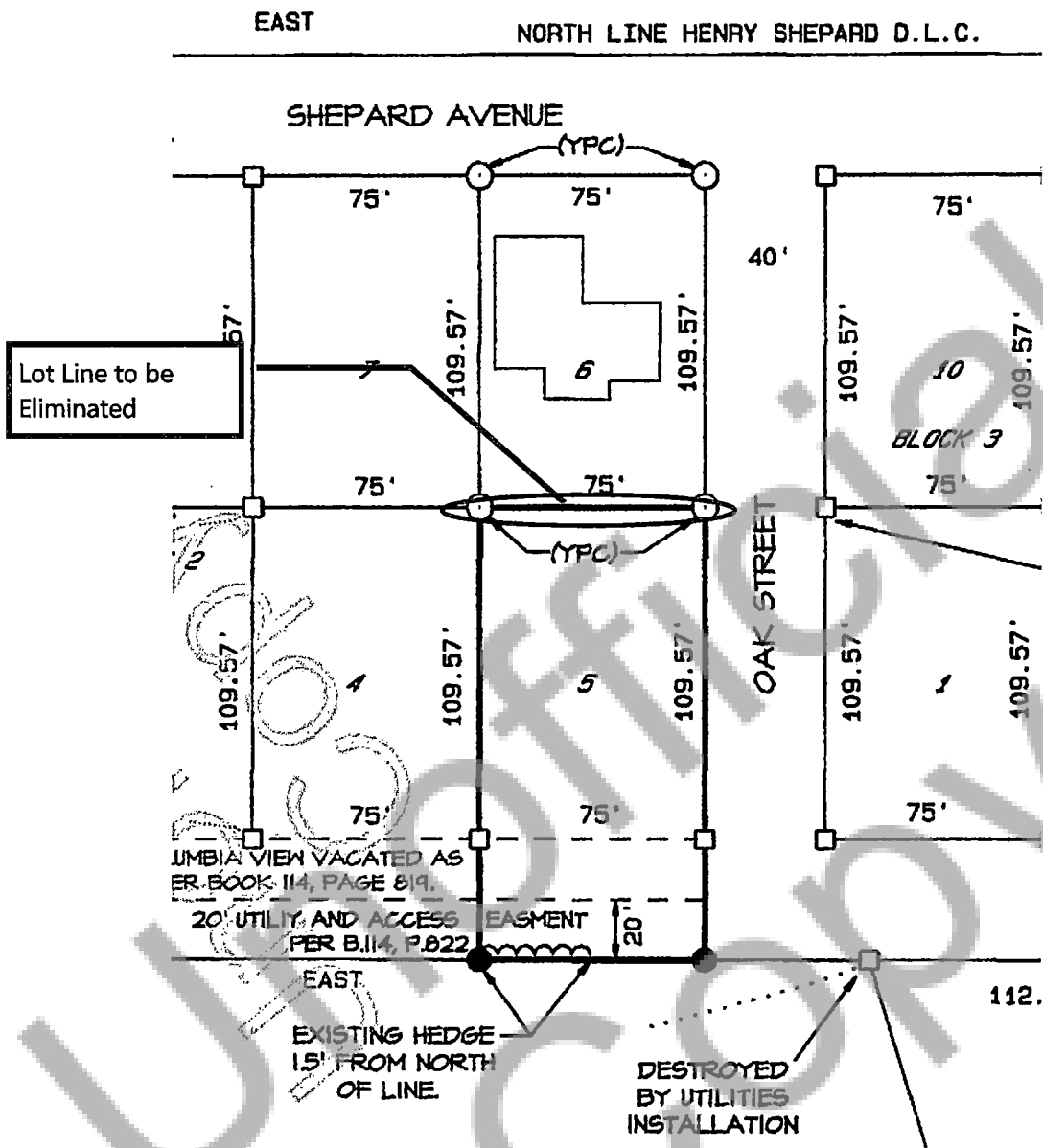
Lot 5, Block 2, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 100, in the County of Skamania, State of Washington.

TOGETHER WITH that portion lying due South of the above described property being 40 feet wide as vacated by instrument recorded in Book 114, Page 819, Skamania County Records,

&

Lot 6, Block 2, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 100, in the County of Skamania, State of Washington.

Exhibit "B" Plot Plan



Property Owner Acknowledgement:

I/we hereby certify this plot plan to be a true and correct representation of my/our intention to consolidate the lots under my/our sole ownership. Furthermore I/we understand the lots will be irrevocably bound as one parcel of record unless and until a plat dividing the parcel is approved and recorded.

Signature: *James H. Hester*
Date: 8-21-2024

K. Hester

Planning Administrator Approval:

This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6).

Signature: *[Signature]*
Date: 11-5-2024



Exhibit 'C'

City of Stevenson
Official Decision
11-5-2024

Hunt-Schassen
Lot Consolidation
(BLA2024-02)

The City of Stevenson received a complete proposal for the consolidation of 2 lots within the Second Addition to Hill Crest Acre Tracts adjacent to Oak Street. The lots are owned by James D. Hunt and Kathleen Schassen (Tax Parcels 03-75-36-2-3-0503-00 and 03-75-36-2-3-0504-00).

The proposal is depicted in detail on a plot plan attached as Exhibit 'B'.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Land Division Administrator makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

1. Will not result in the creation of any additional lot, tract, parcel, site or division;
2. Will not create any lot, tract, parcel, site or division that does not qualify as a building site pursuant to this title or conform with applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will be in conformance with any applicable building setbacks, fire safety or similar regulations;
5. Will not increase the nonconforming aspects of an existing nonconforming lot or otherwise create any nonconformity with respect to the requirements of this code;
6. Will not be inconsistent with any restrictions or conditions of approval for a recorded plat, short plat, or binding site plan, or conditions of preliminary plat, short plat, or binding site plan approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes;
8. Will comply with city regulations and standards for access and will not result in a lot, tract, parcel, site or division without access consistent with city regulations and standards;
9. Will not be contrary to the purpose of RCW 58.17 and this title.
10. Will not require a variance or reasonable use allowance or other exception under the city's zoning code or critical areas code in order to result in a valid building site.

DECISION

Based on these Findings and Conditions, the City APPROVES this Boundary Line Adjustment (BLA2024-02), Any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16-Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision along with the deed used to further execute this adjustment. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

**This boundary line adjustment is exempt
from City and State platting regulations as
provided by RCW 58.17.040(6).**

Ben Shumaker

Community Development Director, City of Stevenson

[Signature]
Stevenson Planning Administrator