



Skamania County
Real Estate Excise Tax
37516
DEC 12 2024

PAID Exempt
KSA, Deputy Skamania County Treasurer

After recording, return to:

Pear Ridge, LLC, a Washington limited liability company.
P.O. Box 115
Underwood, WA 98651

GRANTOR: Pear Ridge, LLC, a Washington limited liability company
GRANTEE: Pear Ridge, LLC, a Washington limited liability company
Assessor's Property Tax Parcel Account No(s): 03102000080000 and 03102000080300

BOUNDARY LINE ADJUSTMENT

WHEREAS, Pear Ridge, LLC, a Washington limited liability company, is the owner of the following described real property:

SEE ATTACHED EXHIBITS "A" AND "B";

WHEREAS it is the intention of the undersigned that the real property described above be reconfigured and the boundary lines adjusted as set forth herein below, without creating any additional parcel;

NOW, THEREFORE, Pear Ridge, LLC, a Washington limited liability company for BOUNDARY LINE ADJUSTMENT PURPOSES, hereby conveys and quitclaims to Pear Ridge, LLC, a Washington limited liability company those portions of real property described hereinabove together with any after-acquired title of Grantor therein such that the parcels, as adjusted hereby, shall be legally described as follows:

SEE ATTACHED EXHIBITS "A" AND "B".

Purpose of Deed

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.

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
BOUNDARY LINE ADJUSTMENT
ADJUSTED TAX PARCEL #03-10-20-0-0-0800-00
Page 1 of 3

The West Half of the Southwest Quarter of Section 20 and the West 264.00 feet (16 Rods) of the Southeast Quarter of the Southwest Quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

Except that portion thereof lying Northerly of the county road known and designated as the Kollock Road.

Also Except that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, Lying Southerly of the county road known and designated as the Kollock-Knapp Road.

Also Except a tract of land described on Book 64, Page 325, located in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, County of Skamania, State of Washington described as follows:

Beginning at the Southwest corner of said Section 20; thence South $88^{\circ}49'08''$ East along the South line of said Section 20 a distance of 1,305.31 feet; thence North $00^{\circ}53'45''$ East a distance of 1,509.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South $00^{\circ}53'45''$ West a distance of 279.00 feet; thence North $44^{\circ}16'00''$ West a distance of a distance of 623.85 feet; thence North $00^{\circ}53'45''$ a distance of 279.00 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

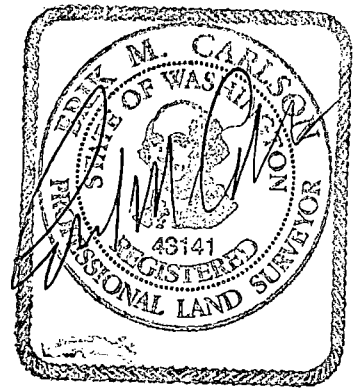
**Exhibit 'A' (Cont.)
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ADJUSTED TAX PARCEL #03-10-20-0-0-0800-00
Page 2 of 3

Also Except the land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, County of Skamania, State of Washington lying Southerly of county road known and designated as Kollock Road and North and East of the following described line:

Commencing at the Southeast corner of the west 264.00 feet of the Southeast Quarter of the Southwest Quarter of Section 20. Thence North $00^{\circ}54'18''$ East along the East line of said West 264.00 feet distance of 538.06 to the point of beginning monumented by a $5/8''$ iron rod, L.S.43141.
Thence North $88^{\circ}28'13''$ West a distance of 42.75 feet to a similar $5/8''$ iron rod, L.S.43141; thence North $00^{\circ}54'30''$ East a distance of 59.11 feet to a $5/8''$ iron rod, L.S.43141; thence North $89^{\circ}42'29''$ West a distance of 165.35 feet to a $5/8''$ iron rod, L.S.43141; thence South $52^{\circ}49'00''$ West a distance of 64.69 feet to a $5/8''$ iron rod, L.S.43141; thence North $88^{\circ}28'13''$ West a distance of 24.47 feet to a $5/8''$ iron rod, L.S.43141 set on a line measuring 1305.31 easterly of the West line of Section 20; thence North $00^{\circ}53'45''$ East along said 1,305.31 foot line a distance of 724.22 feet to a point 279 feet south of the centerline of county road, being the southeast boundary of tract of land described on Deed Book 64, Page 325 in Skamania County Records; thence North $00^{\circ}53'45''$ East along the Easterly boundary of said Deed Book 64, Page 325 Skamania County Records a distance of 233.65 feet to a point on the south boundary of county road known and designated as Kollock Road, said point is the terminus of this exception.

**Exhibit 'A' (Cont.)
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**LEGAL DESCRIPTION
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ADJUSTED TAX PARCEL #03-10-20-0-0-0800-00
Page 3 of 3**

Also Except that parcel described on AFN 2018001574 in Skamania County Records, located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South 88°49'08" East a distance of 1101.67 feet from the Southwest corner of said Section 20, said point in on the South line of said Section 20 and in the True Point of Beginning; thence continuing along the South line South 88°49'08" East a distance of 271.20 feet; thence North 01°26'54" East a distance of 211.99 feet to a 5/8" iron rod, L.S.43141; thence North 87°52'29" West a distance of 271.23 feet to a 5/8" iron rod, L.S.72306; thence South 01°27'25" West a distance of 216.46 feet, more or less, to the True Point of Beginning.

Together with the following portion.

Commencing at the Southwest corner Southeast Quarter of the Southwest Quarter of Section 20, being the West One-Sixteenth corner; thence South 88°49'08" East along the south line of Section 20 a distance of 264.00 feet to a point; thence North 00°53'18" East parallel to the East line of the Southeast Quarter of the Southwest Quarter a distance of 250.00 feet to the point of beginning, being the Northwest corner of the Deed AFN.2022001374 Skamania County Deed Records.

Thence North 00°54'18" East along a line parallel to said East line a distance of 410.36 feet to a 5/8" iron rod, L.S.43141; thence South 88°28'13" East a distance of 132.00 feet to a 1/2" iron rod monumenting the northwesterly corner of property described on AFN.2021004168 of Skamania County Records; thence South 00°53'45" West along said property a distance of 409.55 feet to the northeast corner of AFN.2022001374 Skamania County Records; thence North 88°49'08" West a distance of 132.00 feet to the point of beginning.

Contains 63.13 Acres., more or less
October 1, 2024

Exhibit 'B'
TERRA SURVEYING
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LEGAL DESCRIPTION
FOR
BOUNDARY LINE ADJUSTMENT
ADJUSTED TAX PARCEL #03-10-20-0-0-0803-00
Page 1 of 3

A tract of land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington which is all of that portion of the following described tract lying Southerly of County Road No.31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence South $88^{\circ}49'08''$ East along the South line of Section 20 a distance of 264 feet (16 rods) to the initial point of the tract hereby described; thence North $00^{\circ}54'18''$ East a distance of 1320 feet (80 rods) to a point which is 264 feet (16 rods) East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 20; thence South $88^{\circ}28'13''$ East along the North line of Southeast Quarter of the Southwest Quarter of Section 20 a distance of 264 feet (16 rods); thence South $01^{\circ}28'22''$ West a distance of 658.57 feet (Deed calls, right angles to the North line of the Southeast Quarter of the Southwest of Section 20 a distance of 40 rods) to a $1/2''$ iron rod with cap; thence North $88^{\circ}28'13''$ West (Deed calls, West parallel to the North line of the Southeast Quarter of the Southwest Quarter of said Section 20) a distance of 132.00 feet (8 rods) to a $1/2''$ iron rod with cap; thence South $00^{\circ}53'45''$ West, parallel to the West line of the Southeast Quarter of the Southwest Quarter of said Section 20, a distance of 660 (40 rods) more or less to the intersection with the South line of said Section 20; thence West along the South line of Section 20 to the initial point.

Excepting a tract of land described on AFN.2022001374, located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 20; thence South $88^{\circ}49'08''$ East along the South line of said Section 20 a distance of 264.00 feet to the initial point of the tract thereby described; thence North $00^{\circ}54'18''$ East parallel to the East line of the Southeast Quarter of the Southwest Quarter of said Section 20 a distance of 250.00 feet; thence South $88^{\circ}49'08''$ East a distance of 132 feet; thence South $00^{\circ}53'45''$ West

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Page 2 of 3

(Deed calls, parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20) a distance of 250.00 feet to the South line of the said Section 20; thence West along said South line to the initial point.

Also Excepting the following portion of the Southeast Quarter of the Southwest Quarter of Section 20, more particularly described as follows.

Commencing at the Southwest corner Southeast Quarter of the Southwest Quarter of Section 20, being the West One-Sixteenth corner; thence South 88°49'08" East along the south line of Section 20 a distance of 264.00 feet to a point; thence North 00°54'18" East a distance of 250.00 feet to the point of beginning, being the northwest corner of the Deed AFN.2022001374 Skamania County Records.

Thence North 00°54'18" East along a line parallel to the East line of Southwest Quarter a distance of 410.36 feet to a 5/8" iron rod, L.S.43141; thence South 88°28'13" East a distance of 132.00 feet to a 1/2" iron rod monumenting the northwesterly corner of property described on AFN.2021004168 Skamania County Records; thence South 00°53'45" West along said property a distance of 409.55 feet to the northeast corner of AFN.2022001374 Skamania County Records; thence North 88°49'08" West a distance of 132.00 feet to the point of beginning.

Together with the land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, County of Skamania, State of Washington lying Southerly of county road known and designated as Kollock Road, being bound to the East by the East line of the West 264 feet of the Southeast Quarter of the Southwest Quarter and lying North and East of the following described line,

Commencing at the Southeast corner of said West 264.00 feet of the Southeast Quarter of the Southwest Quarter of Section 20. Thence North 00°54'18" East along the East line of said West 264.00 feet distance of 538.06 to the point of beginning monumented by a 5/8" iron rod, L.S.43141. Thence North 88°28'13" West a distance of 42.75 feet to a similar 5/8" iron rod, L.S.43141; thence North 00°54'30" East a distance of 59.11 feet to a 5/8" iron rod, L.S.43141;

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thence North 89°42'29" West a distance of 165.35 feet to a 5/8" iron rod, L.S.43141; thence South 52°49'00" West a distance of 64.69 feet to a 5/8" iron rod, L.S.43141; thence North 88°28'13" West a distance of 24.47 feet to a 5/8" iron rod, L.S.43141 set on a line measuring 1305.31 easterly of the West line of Section 20; thence North 00°53'45" East along said 1,305.31 foot line a distance of 724.22 feet to a point 279 feet South of the centerline of county road, being the southeast boundary of tract of land described on Deed Book 64, Page 325 in Skamania County Records; thence North 00°53'45" East along the Easterly boundary of said Deed Book 64, Page 325 Skamania County Records a distance of 233.65 feet to a point on the south boundary of county road known and designated as Kollock Road, said point is the terminus of this line.

Also Together with that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, Lying Southerly of the county road known and designated as the Kollock-Knapp Road.

Contains 8.06 Acres., more or less
October 1, 2024

Skamania County Assessor

Date: 12/24/24 Parcel# 3-10-20-800
DU 3-10-20-803

