

Skamania County, WA  
Total: \$304.50  
QCDBLA  
Pgs=2

2024-001839

12/17/2024 04:29 PM

Request of: DAVID GARRISON



00020101202400018390020026

WHEN RECORDED RETURN TO:

NAME DAVID Garrison  
ADDRESS PO Box 303  
CITY, STATE, ZIP Carson, WA 98610

Skamania County  
Real Estate Excise Tax  
37519  
DEC 17 2024

PAID Temp  
Skamania County Treasurer

QUIT CLAIM DEED  
Personal Representative's Deed  
Boundary Line Adjustment for  
Garrison Parcel 04072620190100

THE UNDERSIGNED GRANTOR, DAVID BRADLEY GARRISON, acting as the Personal Representative of the Estate of James Lonnie Garrison, deceased, pursuant to Skamania County Superior Court case no. 23-4-00018-3, and not in the Grantor's individual capacity, for and in consideration of Decedent's residual net estate, pursuant to the Laws of Intestacy of the State of Washington, 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 as "West Tract" to the GRANTEE DAVID BRADLEY GARRISON, a married person, and all the interest of the Decedent's estate in the portion of the real property described in this Deed as the "East Tract" to the GRANTEE BRADLEY GARRISON, a single person, in and to the following described real property located in the N. ½ S.E. ¼ S.E. ¼ N.W. ¼ Sec.26 Township 4N. Range 7E. Willamette Meridian, situated in the County of Skamania, State of Washington, being more particularly described as follows:

04072620190100 WEST TRACT

That portion of the north half of the southeast quarter of the southeast quarter of the northwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington that lies west of the following described line: Beginning at a point on the north line of said north half that bears North 89° 11' 19" West, a distance of 337.38 feet from an iron rod with cap marked "OLSON PLS 9025" found at the northeast corner of said north half; said point also bears South 89° 11' 19" East, a distance of 336.47 feet from an iron rod with cap marked "TERRA 18731" found at the northwest corner of said north half; thence South 16° 32' 11" East, a distance of 129.88 feet; thence South 10° 14' 51" West, a distance of 201.86 feet to the south line of said north half.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

EASEMENT

A 15 foot wide easement for ingress, egress and utilities located in the north half of the southeast quarter of the southeast quarter of the northwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington being 7.5 feet on each side of the following described center line:

Beginning at a point on the north line of said north half that bears North 89° 11' 19" West, a distance of 337.38 feet from an iron rod with cap marked "OLSON PLS 9025" found at the northeast corner of said north half; said point also bears South 89° 11' 19" East, a distance of 336.47 feet from an iron rod with cap marked "TERRA 18731" found at the northwest corner of said north half; thence South 16° 32' 11" East, a distance of 14.25 feet to True Point of Beginning; thence South 75° 34' 14" West, a distance of 201.71 feet; thence South 77° 39' 02" West, a distance of 148.31 feet to the west line of said north half.

04072620190100 EAST TRACT

That portion of the north half of the southeast quarter of the southeast quarter of the northwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington that lies east of the following described line:

Beginning at a point on the north line of said north half that bears North 89° 11' 19" West, a distance of 337.38 feet from an iron rod with cap

marked "OLSON PLS 9025" found at the northeast corner of said north half; said point also bears South 89° 11' 19" East, a distance of 336.47 feet from an iron rod with cap marked "TERRA 18731" found at the northwest corner of said north half; thence South 16° 32' 11" East, a distance of 129.88 feet; thence South 10° 14' 51" West, a distance of 201.86 feet to the south line of said north half.

Together with an easement for ingress and egress and utilities as follows:

A 15 foot wide easement for ingress and egress and utilities located in the North half of the southeast quarter of the northwest quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and the State of Washington being 7.5 feet on each side of the described center line:

Beginning at a point on the north line of said north half that bears North 89° 11' 19" West, a distance of 337.38 feet from an iron rod with cap marked "OLSON PLS 9025" found at the northeast corner of said north half; said point also bears South 89° 11' 19" East, a distance of 336.47 feet from an iron rod with cap marked "TERRA 18731" found at the northwest corner of said north half thence South 16° 32' 11" East, a distance of 14.25 feet to the truce point of Beginning; thence South 75° 34' 14" West, a distance of 201.71 feet; thence South 77° 39' 02" West, a distance of 148.31 feet to the west line of said north half.

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 provision; therefore, Pursuant to RCW 58.17.040 (3) and Skamania County Code Title 17.64.040 ©, 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)

Tax Parcel ID Number: **04072620190100** Reference Number \_\_\_\_\_

Skamania County Community Development  
- Boundary Line Adjustment

Approved by: Mandy Hirtle 12/16/24

SKAMANIA COUNTY COMMUNITY DEVELOPMENT  
170 NW Vancouver Avenue, PO Box 1009  
Stevenson, WA 98648

David Bradley Garrison  
David Bradley Garrison, (Personal Representative of James  
Lonnie Garrison) Grantor

12-17-24  
Dated

State of Washington }  
County of Skamania } ss }

Skamania County Assessor  
Date 12/17/24 Parcel # 4-7-262-1901

On this day personally appeared before me David Bradley Garrison, Grantor, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

NOTARY PUBLIC in and for the State of Washington,

Leslie L Moore  
Residing at Carson

My commission expires 2/24/2028

