



00020120202400018540080082

When recording return to:

John and Laurel Kvale
3731 Canyon Creek Road
Washougal, WA 98671

Skamania County
Real Estate Excise Tax

37525

DEC 19 2024

PAID

exempt

Skamania County Treasurer
Wendy Grayson Deputy

BOUNDARY LINE ADJUSTMENT

Five Acre Land Division Exempt Per SCC 17.64.040(H)

Abbreviated Legal: Lot 2 Not of Cont NK 203/PG 247 & BK 215/PG 814

Tax Parcel No.: 01050500020100

The GRANTORS, John Peter Kvale and Laurel Kvale, husband and wife, as owners of that certain tract of land, described in Quit Claim Deed, recorded May 20, 2021, as Auditor's File Number 2021-001782, records of Skamania County, being a tract of land located in the South half of the Northwest quarter of Section 5, Township 1 North, Range 5 East, of the Willamette Meridian, County of Skamania, State of Washington.

WHEREAS: The owners John Peter Kvale and Laurel Kvale, husband and wife, hereby divide that certain tract of land as described on attached Exhibit "A" into two separate lots, per Skamania Five Acre Land Division Exempt Per SCC 17.64.040(H). The new tracts of land are described on attached Exhibit "B" and shown on attached Exhibit "C", and made a part of this document.

The true and actual consideration paid for this conveyance is for purposes of estate planning and consists of value wholly other than cash.

The purpose of this deed is to create a tract of land by a one-time 5-acre land division exemption.

Skamania County provides no warranty that this parcel has been reviewed for buildability, water availability, sewer, or access. Buyers shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel.

Dated, 19th day of December, 2024

[Signature]

Grantor: John Peter Kvale

[Signature]

Grantor: Laurel Kvale

STATE OF WASHINGTON)

COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that John Peter Kvale and Laurel Kvale, husband and wife, are the people who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be of their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19th day of December, 2024.

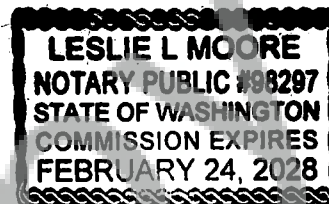
[Signature]

Signature:

Name: Leslie L Moore

NOTARY PUBLIC in and for the State of Washington

My appointment expires 2/24/2028



Skamania County
Community Development

One-time 5-acre Exemption

Approved by [Signature] 12/18/24

EXHIBIT "A"

ORIGINAL LEGAL DESCRIPTION OF PARENT PARCEL

Tax Parcel No.: 01050500020100

A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, Described as follows:

COMMENCING at a 1 inch iron pipe with brass cap marking the West Quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South 89°14'29" East, along the South line of the Northwest Quarter of Section 5, as shown in Book 3 of Surveys at Page 173, a distance of 730.00 feet, and the POINT OF BEGINNING of this description; thence North 01° 17' 59" East, 1186.36 feet to the Southerly right-of-way line of Canyon Creek County Road; thence, South 61°37'35" East, along the Southerly right-of-way of Canyon Creek County Road, 520.33 feet; thence along the arc of a 985.00 foot radius curve to the left, through a central angle of 6°34'52", for an arc distance of 113.14 feet; thence leaving the Southerly right-of-way line of Canyon Creek County Road, South 01°39'15" West, 334.60 feet; thence South 89°14'29" East, 460.00 feet; thence South 34°19'14" East, 371.46 feet to the West line of the "Skamania County tract" as described in Book "Y" of deeds, at Page 562, Skamania County Auditor's Records; thence South 01°15'37" West, 260.00 feet to a ½ inch iron rod (Survey 3-173) at the Southwest corner of the "Skamania County tract" (said point being on the South line of the Northwest Quarter of Section 5); thence North 89°14'29" West, along the South line of the Northwest Quarter of Section 5, for a distance of 1241.28 feet, back to the POINT OF BEGINNING.

EXCEPT County Roads.

EXHIBIT "B"

NEW LEGAL DESCRIPTION

TRACT 1

The West 275.00 feet of even width of that tract of land located in a portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at a 1 inch iron pipe with brass cap marking the West Quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South 89°14'29" East, along the South line of the Northwest Quarter of Section 5, as shown in Book 3 of Surveys at Page 173, a distance of 730.00 feet, and the POINT OF BEGINNING of this description; thence North 01° 17' 59" East, 1186.36 feet to the Southerly right-of-way line of Canyon Creek County Road; thence, South 61°37'35" East, along the Southerly right-of-way of Canyon Creek County Road, 520.33 feet; thence along the arc of a 985.00 foot radius curve to the left, through a central angle of 6°34'52", for an arc distance of 113.14 feet; thence leaving the Southerly right-of-way line of Canyon Creek County Road, South 01°39'15" West, 334.60 feet; thence South 89°14'29" East, 460.00 feet; thence South 34°19'14" East, 371.46 feet to the West line of the "Skamania County tract" as described in Book "Y" of deeds, at Page 562, Skamania County Auditor's Records; thence South 01°15'37" West, 260.00 feet to a ½ inch iron rod (Survey 3-173) at the Southwest corner of the "Skamania County tract" (said point being on the South line of the Northwest Quarter of Section 5); thence North 89°14'29" West, along the South line of the Northwest Quarter of Section 5, for a distance of 1241.28 feet, back to the POINT OF BEGINNING.

EXCEPT County Roads.

Containing 7.03 acres

EXHIBIT "B"

NEW LEGAL DESCRIPTION

TRACT 2

A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at a 1 inch iron pipe with brass cap marking the West Quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South $89^{\circ}14'29''$ East, along the South line of the Northwest Quarter of Section 5, as shown in Book 3 of Surveys at Page 173, a distance of 730.00 feet, and the POINT OF BEGINNING of this description; thence North $01^{\circ}17'59''$ East, 1186.36 feet to the Southerly right-of-way line of Canyon Creek County Road; thence, South $61^{\circ}37'35''$ East, along the Southerly right-of-way of Canyon Creek County Road, 520.33 feet; thence along the arc of a 985.00 foot radius curve to the left, through a central angle of $6^{\circ}34'52''$, for an arc distance of 113.14 feet; thence leaving the Southerly right-of-way line of Canyon Creek County Road, South $01^{\circ}39'15''$ West, 334.60 feet; thence South $89^{\circ}14'29''$ East, 460.00 feet; thence South $34^{\circ}19'14''$ East, 371.46 feet to the West line of the "Skamania County tract" as described in Book "Y" of deeds, at Page 562, Skamania County Auditor's Records; thence South $01^{\circ}15'37''$ West, 260.00 feet to a $\frac{1}{2}$ inch iron rod (Survey 3-173) at the Southwest corner of the "Skamania County tract" (said point being on the South line of the Northwest Quarter of Section 5); thence North $89^{\circ}14'29''$ West, along the South line of the Northwest Quarter of Section 5, for a distance of 1241.28 feet, back to the POINT OF BEGINNING. EXCEPTING THEREFROM the West 275.00 feet of even width thereof.

EXCEPT County Roads.

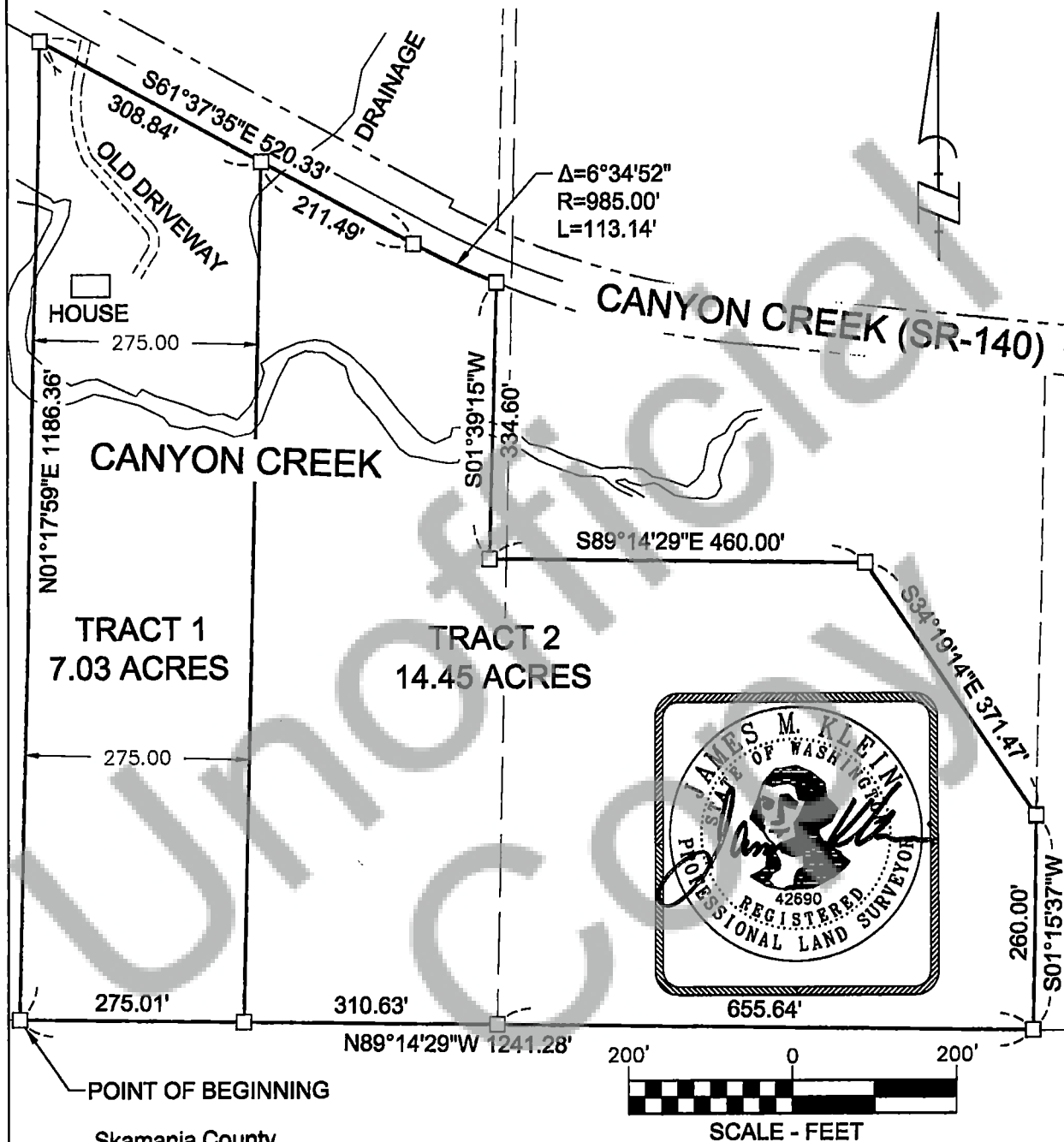
Containing 14.45 acres

Skamania County Assessor

Date 12/19/24 Parcel# 01 05 05 00 020100



EXHIBIT "C"



Skamania County
Community Development

One-time 5-acre Exemption

Approved by
Mandy Hester 12/19/24

BASIS OF BEARINGS
RECORD OF SURVEY BOOK 3,
PAGE 173

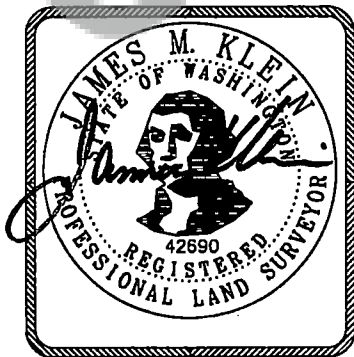
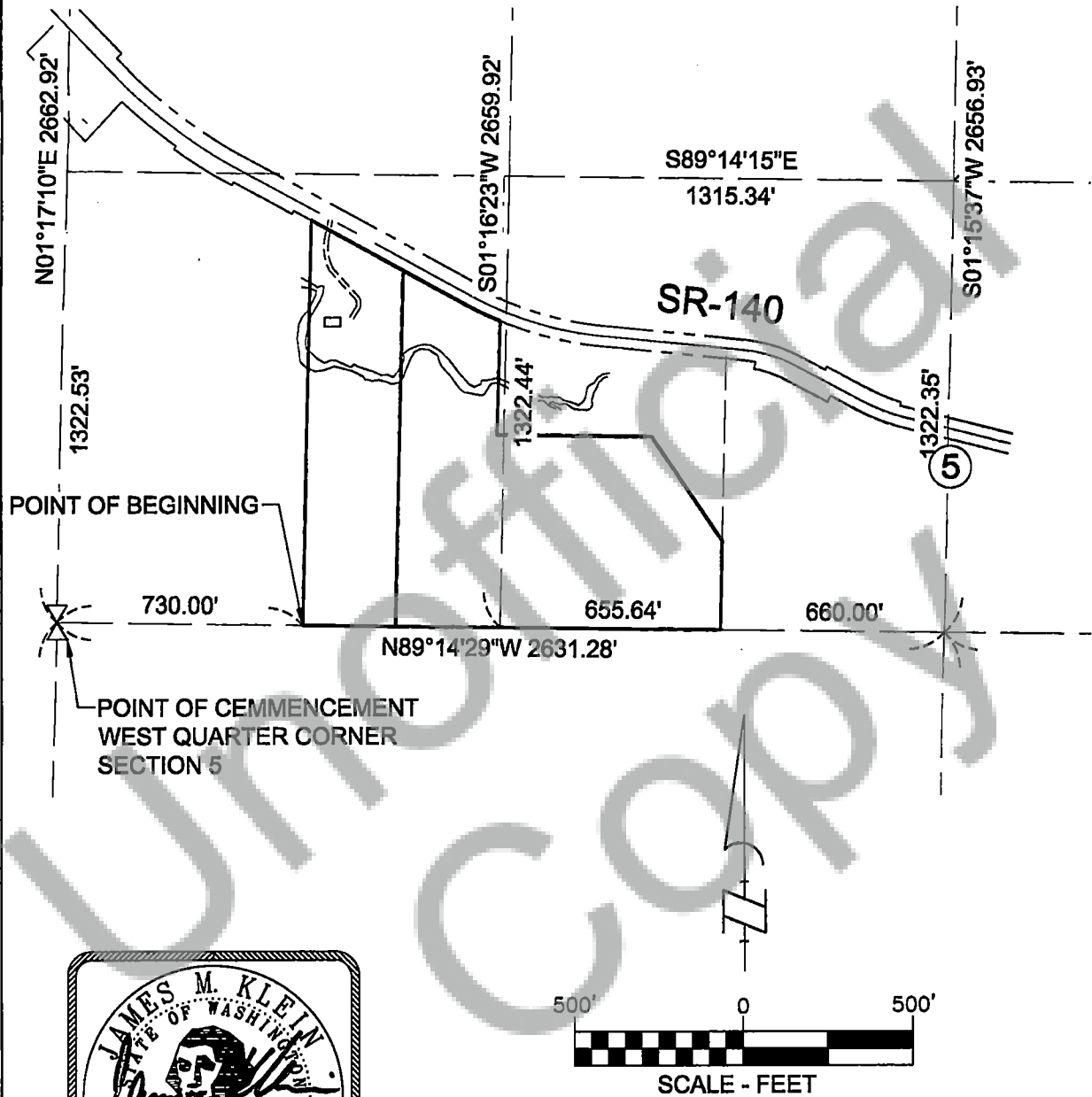
LOT SEGREGATION
IN A PORTION OF S 1/2, NE 1/4, SECTION 5
T. 1N., R. 5E., W.M. SKAMANIA COUNTY, WASHINGTON.



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

PROJECT: 24-09-23
FILE No: 240923.DWG
FILE PATH:
LAYOUT: 8.5X11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10-8-24
SHEET: 3 OF 3 SHEETS

EXHIBIT "C"



BASIS OF BEARINGS
 RECORD OF SURVEY BOOK 3,
 PAGE 173

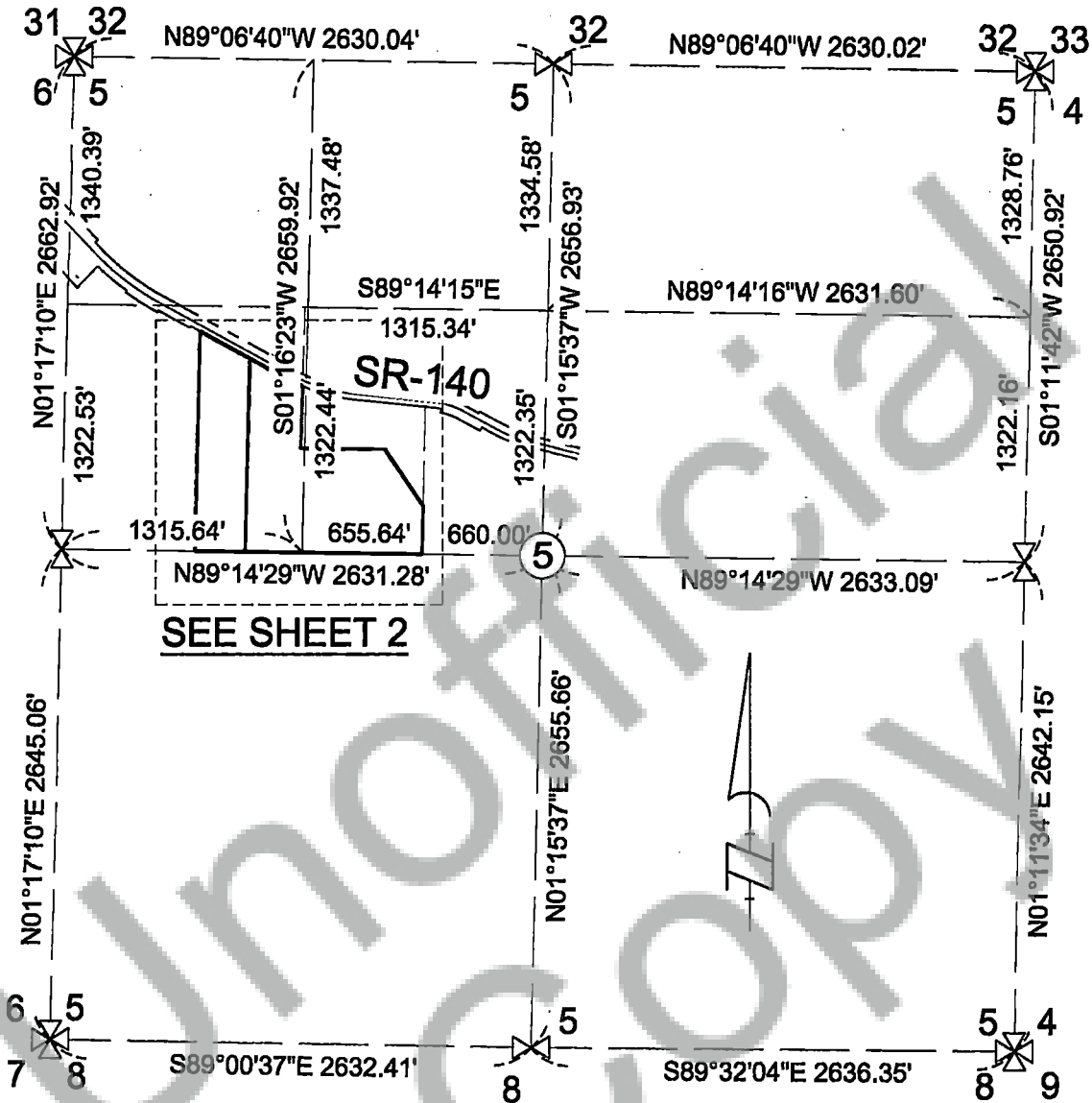


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LOT SEGREGATION
 IN A PORTION OF S 1/2, NE 1/4, SECTION 5
 T. 1N., R. 5E., W.M. SKAMANIA COUNTY, WASHINGTON.

PROJECT: 24-09-23
 FILE No: 240823.DWG
 FILE PATH:
 LAYOUT: 8.5X11
 SURVEYED: KA
 DESIGN: JK
 DRAFT: GD
 APPROVE: JK
 DATE: 10-8-24
 SHEET: 2 OF 3 SHEETS

EXHIBIT "C"



BASIS OF BEARINGS
 RECORD OF SURVEY BOOK 3,
 PAGE 173



LOT SEGREGATION
 IN A PORTION OF S 1/2, NE 1/4, SECTION 5
 T. 1N., R. 5E., W.M. SKAMANIA COUNTY, WASHINGTON.



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PROJECT: 24-09-23
 FILE NO: 240923.DWG
 FILE PATH:
 LAYOUT: 8.5X11
 SURVEYED: KA
 DESIGN: JK
 DRAFT: CD
 APPROVE: JK
 DATE: 10-8-24
 SHEET: 1 OF 3 SHEETS