



AFTER RECORDING MAIL TO:

Krzysztof Zmudzinski & Fanny Lizier
1545 Main Street
Forest Grove, OR 97116

Skamania County
Real Estate Excise Tax

37532
DEC 23 2024

PAID Exempt
KSA: Deputy
Skamania County Treasurer

**QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT**

The GRANTORS, Krzysztof Zmudzinski and Fanny Lizier, husband and wife, owners of the Parcel described in Statutory Warranty Deed filed under Auditor File Number 2021-000685, record of Skamania County and known as Tax Parcel Numbers 03-07-24-0-0-1000-00 and 03-07-24-0-0-1000-05 *grm* *Abvr: Sec 24, T3, R7, E. W. M.*

hereby grant, convey and quit claim their rights and interests to

The GRANTEES, Joseph Kellie and Sarah Kellie, husband and wife, their heirs and assignees; together with all after acquired title of the Grantors, subject to easements of record, the following described real estate situated in the County of Skamania, State of Washington:

See Exhibit 'A' and shown on Exhibit 'B'

grm This deed effectuates a boundary line adjustment, whereby a portion (Exhibit 'A') of the property described as Skamania County Assessor's Parcel Number 03-07-24-0-0-1000-00 is detached and added to the adjoining property identified as Skamania County Assessor's Parcel Number 03-07-24-0-0-0905-00, consisting of approximately 5.07 acres, before the boundary line adjustment pursuant to this deed, with buildings and improvements thereon and commonly known as 31 Roley Road, Stevenson, Skamania County, Washington.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantors and Grantees; 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.

Dated this 11th day of December 2024

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 12/17/24

Krzysztof C. Zmudzinski

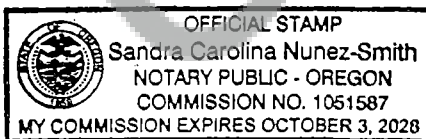
Krzysztof Zmudzinski

Fanny Lizier

Fanny Lizier

STATE OF OREGON }
County of Washington } ss

I certify that I know or have satisfactory evidence that Krzysztof Zmudzinski and Fanny Lizier are the persons who appeared before me, and said persons acknowledged that they signed this instrument (QCD BLA: Cntr of SW ¼ of SE ¼ of S24, T3N, R7EWM, N69°00'00"E, 171'; S62°19'38"E, 147.1'; S88°37'18"E, 290'; 0.22 ac.) and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.



Sandra C. Nunez-Smith
Sandra C. Nunez-Smith

Notary Public in and for the State of Oregon

My commission expires: October 3, 2028

Exhibit 'A'

A tract of land in the Southeast Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, being a portion of Tax Parcel 03-07-24-0-0-1000-00, more particularly described as follows:

COMMENCING AT THE CENTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24 IN TOWNSHIP 3 NORTH OF RANGE 7 EAST OF THE WILLAMETTE MERIDIAN,

as monumented by a Trantow Survey Cap per Record of Survey filed under Auditor File Number 2005-157511, Skamania County Records, and the Point of Beginning;

thence North 69°00'00" East, a distance of 171 feet;

thence South 62°19'38" East, a distance of 147.1 feet, more or less, to a point on the North line of said survey recorded under 2005-157511;

thence South 88°37'18" East back to the Point of Beginning, a distance of 290 feet, more or less.

Containing 0.22 Acres, more or less.

Skamania County Assessor 

Date: 12/23/24 Parcel# ptn of 03072400100000
03072400100005
03072400090500

