

Recording Requested by And
When Recorded Return To:

Conway Law, PLLC
Jesse D. Conway
1014 Franklin St., Ste. 106
Vancouver, WA 98660

Skamania County
Real Estate Excise Tax

37556

DEC 31 2024

PAID exempt
Mark Douglas Skamania County Treasurer

Grantors: Dennis E. Wongwai and Kimberly S. Wongwai, Trustees of The Wongwai Revocable Living Trust; and Steven L. McGee and Diana L. McGee

Grantees: Dennis E. Wongwai and Kimberly S. Wongwai, Trustees of The Wongwai Revocable Living Trust; and Steven L. McGee and Diana L. McGee

Tax Assessor's Property Numbers: 02053130020100 and 02053130020200 

Abbreviated Legal Descriptions: LOT 1 OF THE RIVER HEIGHTS ESTATES AFN 2007168462; LOT 2 OF THE RIVER HEIGHTS ESTATES AFN 2007168462.

BOUNDARY LINE ADJUSTMENT

This Boundary Line Adjustment made this 1 day of November 2024 between Dennis E. Wongwai and Kimberly S. Wongwai, Trustees of The Wongwai Revocable Living Trust; and Steven L. McGee and Diana L. McGee (hereinafter referred to as "Grantors"), and Dennis E. Wongwai and Kimberly S. Wongwai, Trustees of The Wongwai Revocable Living Trust; and Steven L. McGee and Diana L. McGee (hereinafter referred to as "Grantees");

RECITALS:

A. Grantors are the record owners of such legal lot of record, commonly known as 112 Ellie Way, Washougal, WA 98671, Tax Parcel No. 02053130020100, bearing an abbreviated legal description described below as LOT 1 OF THE RIVER HEIGHTS ESTATES AFN 2007168462;

BOUNDARY LINE AGREEMENT

11/21/2024

Page 1 of 4

description described below as LOT 1 OF THE RIVER HEIGHTS ESTATES AFN 2007168462; and are the record owners of such legal lot of record, commonly known as 182 Ellie Way, Washougal, WA 98671, Tax Parcel No. 02053130020200, bearing an abbreviated legal description described below as LOT 2 OF THE RIVER HEIGHTS ESTATES AFN 2007168462.

B. Grantees are the record owners of such legal lot of record, commonly known as 112 Ellie Way, Washougal, WA 98671, Tax Parcel No. 02053130020100, bearing an abbreviated legal description described below as LOT 1 OF THE RIVER HEIGHTS ESTATES AFN 2007168462; and are the record owners of such legal lot of record, commonly known as 182 Ellie Way, Washougal, WA 98671, Tax Parcel No. 02053130020200, bearing an abbreviated legal description described below as LOT 2 OF THE RIVER HEIGHTS ESTATES AFN 2007168462.

C. The parties wish to adjust the property line between Grantors' property and the Grantees' property;

D. It is the intention of the parties that these Recitals herein are part of this Agreement; and

E. The parties desire to settle this matter as set forth below.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants herein, all parties agree as follows:

1. The consideration for this Agreement and Deed is Ten Dollars (\$10.00) and other good and valuable consideration.
2. The parties do hereby agree to adjust their common boundary line between the above-described Grantors' property and Grantees' property, as depicted in Exhibits "A – E" attached hereto.
3. The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the 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 short plat ordinance. The property described in this deed cannot be segregated and sold without conforming to the state of Washington and Skamania County subdivision laws.
4. This Agreement shall run with the land and shall be binding upon all parties, their heirs, administrators, and assigns.

BOUNDARY LINE AGREEMENT

12/18/2024

Page 2 of 4

5. The original of this Agreement shall be recorded with the Skamania County Auditor's Office.
6. This Agreement may be executed in counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

Skamania County Community Development
- Boundary Line Adjustment

Dated this 22 day of November 2024.

Approved by: Mandy Hertel 12/31/24

Dennis E. Wongwai
Grantor and Grantee, Dennis E. Wongwai,
Trustee of The Wongwai Revocable Living Trust

Dated this 22 day of November 2024.

Kimberly S. Wongwai
Grantor and Grantee, Kimberly S. Wongwai,
Trustee of The Wongwai Revocable Living Trust

Dated this 25 day of November 2024.

Steven L. McGee
Grantor and Grantee, Steven L. McGee

Dated this 25 day of November 2024.

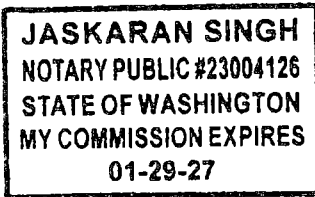
Diana L. McGee
Grantor and Grantee, Diana L. McGee



STATE OF Washington : ss.
COUNTY OF CLARK)

On this day personally appeared the Grantors and Grantees, Dennis E. Wongwai and Kimberly S. Wongwai, Trustees of The Wongwai Revocable Living Trust, known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of November 2024.

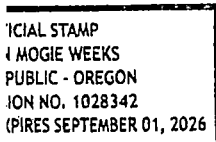


[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at 6PS Washington
My Commission expires: 1/29/2027

STATE OF Oregon)
COUNTY OF Coos) : ss.

On this day personally appeared the Grantors and Grantees, Steven L. McGee and Diana L. McGee known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of November 2024.



[Signature]
NOTARY PUBLIC in and for the State of
Oregon, residing at Coos County Coos County
My Commission expires: 09/01/2026

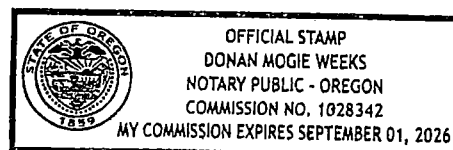


EXHIBIT A
LEGAL DESCRIPTION AND DEPICTION OF
EXISTING LOT 1 AND LOT 2

PARCELS OF LAND LYING IN GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 2 NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

EXISTING LOT 1 (RIVER HEIGHTS ESTATES SHORT PLAT)
WONGWAI, DENNIS E. & KIMBERLY S. (PARCEL NO. 02053130020100)

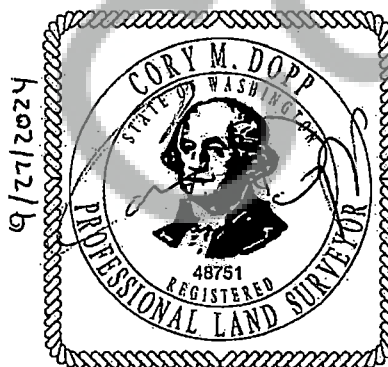
LOT 1 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED
UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY,
WASHINGTON.

EXISTING LOT 2 (RIVER HEIGHTS ESTATES SHORT PLAT)
MCGEE, STEVEN L. & DIANA L. (PARCEL NO. 02053130020200)

LOT 2 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED
UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY,
WASHINGTON.

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 9/13/24



DEM: *[Signature]*, KSM: *[Signature]*, SIM: *[Signature]*, DIM: *[Signature]*

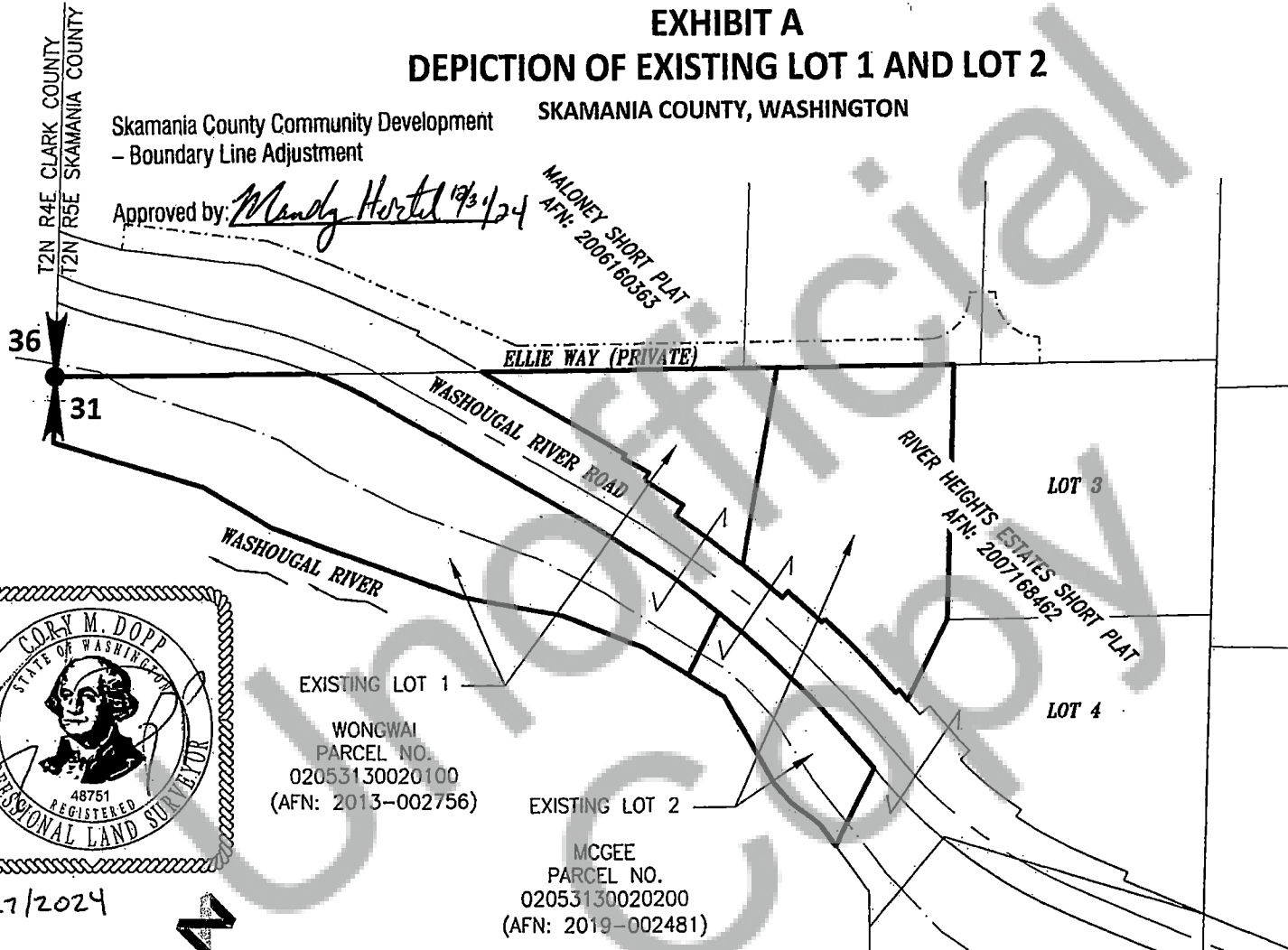
EXHIBIT A DEPICTION OF EXISTING LOT 1 AND LOT 2

Skamania County Community Development
- Boundary Line Adjustment

SKAMANIA COUNTY, WASHINGTON

Approved by: *Mandy Hortel 12/3/24*

MALONEY SHORT PLAT
AFN: 2006160563



9/27/2024

Mackay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

WONGWAI
PARCEL NO.
02053130020100
(AFN: 2013-002756)

MC GEE
PARCEL NO.
02053130020200
(AFN: 2019-002481)

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

EXHIBIT B
LEGAL DESCRIPTION AND DEPICTION
FOR ADJUSTED AREA OF LOT 1

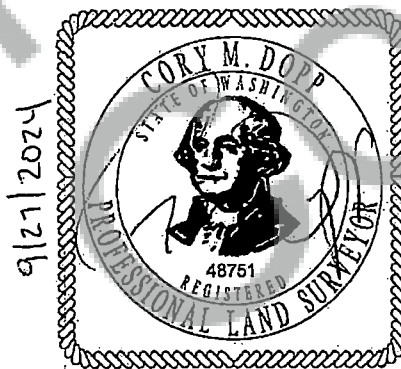
A PORTION OF LOT 1 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 10°00'00" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 36.53 FEET; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 46.72 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°30'26" EAST, A DISTANCE OF 36.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 655 SQ FT, MORE OF LESS.

Skamania County Community Development
- Boundary Line Adjustment

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. Approved by: Mandy Hertel 12/31/24

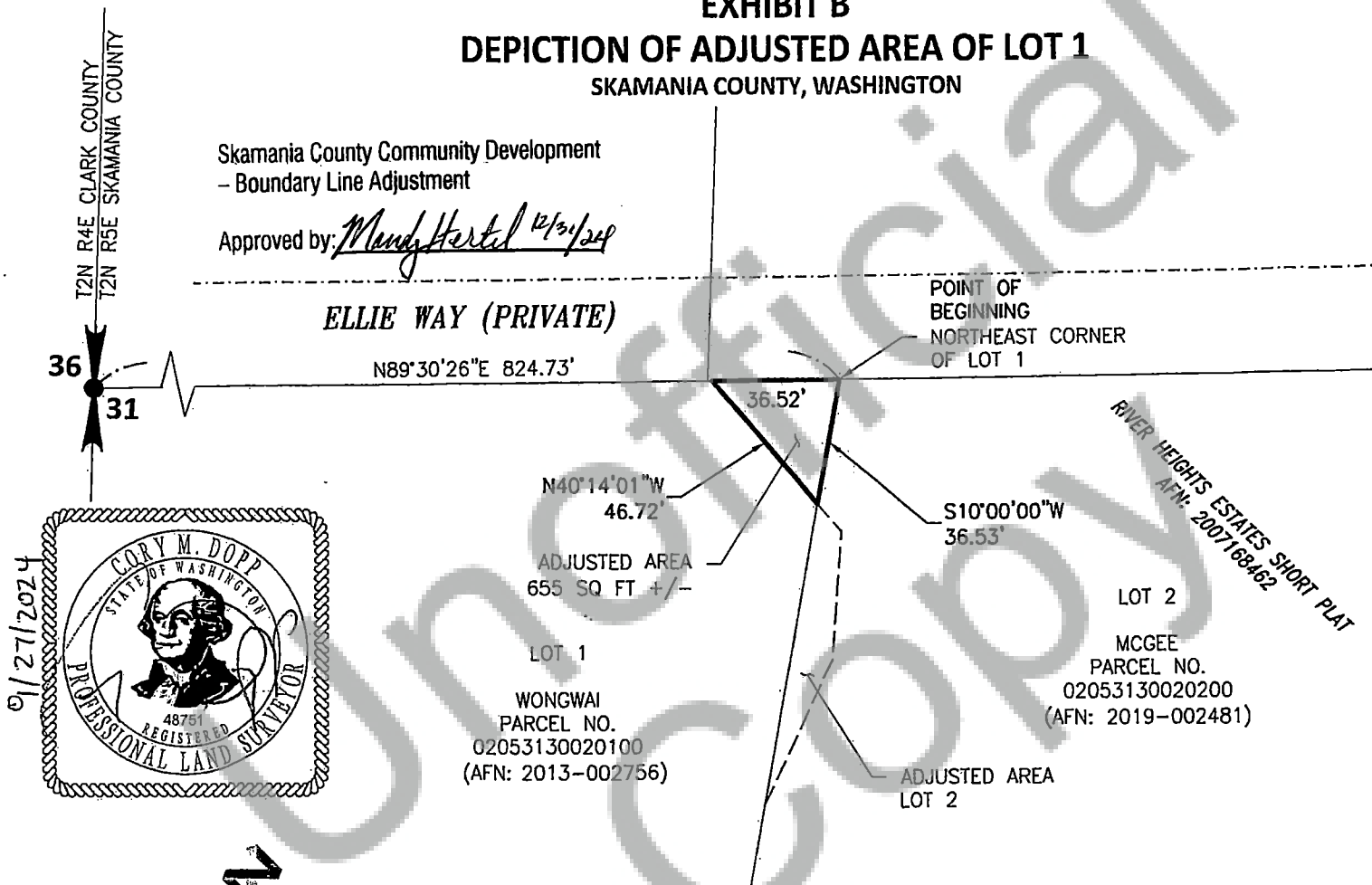


DEM: *[Signature]*, KSW: *[Signature]*, SIM: *[Signature]*, DIM: *[Signature]*

EXHIBIT B
DEPICTION OF ADJUSTED AREA OF LOT 1
SKAMANIA COUNTY, WASHINGTON

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hertel* 12/31/24



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EXHIBIT C
LEGAL DESCRIPTION AND DEPICTION
FOR ADJUSTED AREA OF LOT 2

A PORTION OF LOT 2 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 36.53 FEET TO THE **TRUE POINT OF BEGINNING**;

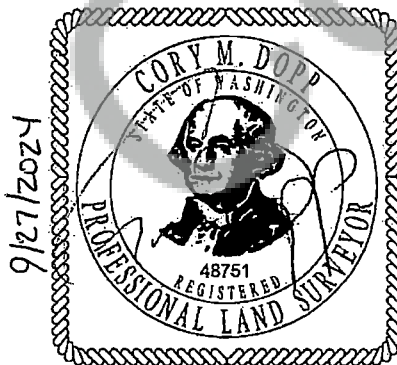
THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 87.21 FEET; THENCE NORTH 25°09'39" EAST, A DISTANCE OF 45.55 FEET; THENCE NORTH 04°06'32" EAST, A DISTANCE OF 36.66 FEET TO A POINT WHICH BEARS SOUTH 40°14'01" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 10.60 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 655 SQ FT, MORE OF LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mindy Hartel 12/31/24

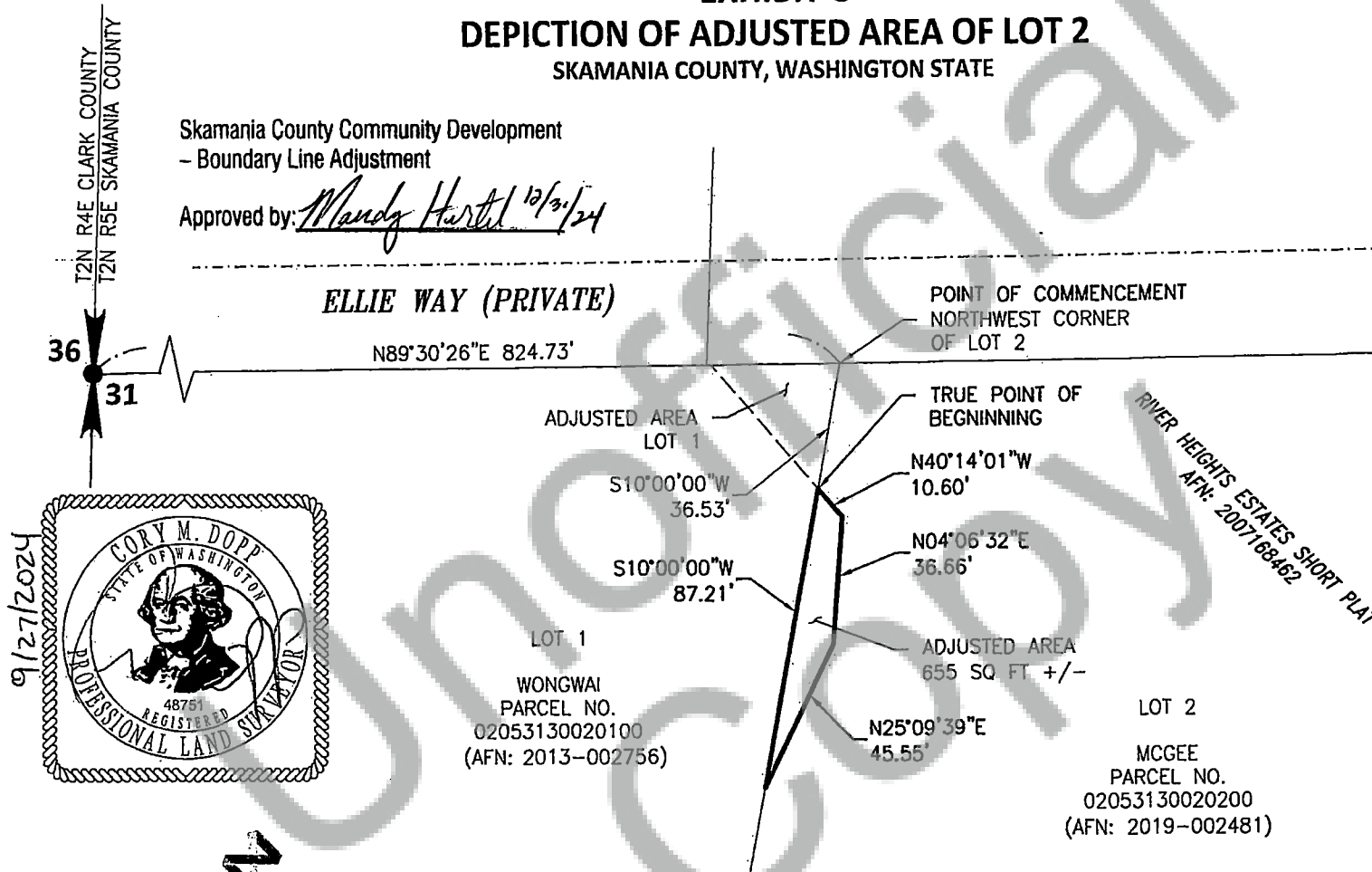


DEM: *[Signature]*, KSN: *[Signature]*, SIM: *[Signature]*, DIM: *[Signature]*

EXHIBIT C
DEPICTION OF ADJUSTED AREA OF LOT 2
SKAMANIA COUNTY, WASHINGTON STATE

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hartel* 12/31/24



MacKay Sposito

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- Boundary Line Adjustment

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360.695.3411 | www.mackaysposito.com

Approved by: Mandy Hertel 9/31/24

EXHIBIT D
LEGAL DESCRIPTION AND DEPICTION
OF ADJUSTED LOT 1

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH:

A PORTION OF LOT 2 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 36.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 87.21 FEET; THENCE NORTH 25°09'39" EAST, A DISTANCE OF 45.55 FEET; THENCE NORTH 04°06'32" EAST, A DISTANCE OF 36.66 FEET TO A POINT WHICH BEARS SOUTH 40°14'01" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 10.60 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 10°00'00" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 36.53 FEET; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 46.72 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°30'26" EAST, A DISTANCE OF 36.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.16 ACRES, MORE OF LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Page 1 of 2



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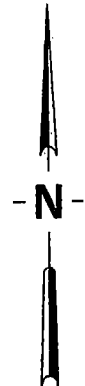
DEM: *[Signature]*, KSW: *[Signature]*, SIM: *[Signature]*, DIM: *[Signature]*

Skamania County Community Development
- Boundary Line Adjustment

EXHIBIT D DEPICTION OF ADJUSTED LOT 1

SKAMANIA COUNTY, WASHINGTON

Approved by: *Mandy Hertel 12/31/24*



1" = 100'

ELLIE WAY (PRIVATE)

NORTHEAST CORNER OF LOT 1

ADJUSTED LOT 1

WONGWAI
AREA 3.16 ACRES +/-

ADJUSTED
LOT LINE

ORIGINAL
LOT LINE

WASHOUGAL RIVER ROAD

ADJUSTED LOT 2

MC GEE
PARCEL NO.
0205130020200
AFN: 2019-002481

RIVER HEIGHTS ESTATES SHORT PLAT
AFN: 2007168462

LOT 3

LOT 4



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- Boundary Line Adjustment

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Approved by: Mandy Hertel 12/31/24

Skamania County Assessor

Date 12/31/24 Parcel# 2-5-31-3-201

EXHIBIT E

LEGAL DESCRIPTION AND DEPICTION
OF ADJUSTED LOT 2

DW 2-5-31-3-202

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY.

TOGETHER WITH:

A PORTION OF LOT 1 OF RIVER HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2007168462, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 10°00'00" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 36.53 FEET; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 46.72 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°30'26" EAST, A DISTANCE OF 36.52 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 36.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 87.21 FEET; THENCE NORTH 25°09'39" EAST, A DISTANCE OF 45.55 FEET; THENCE NORTH 04°06'32" EAST, A DISTANCE OF 36.66 FEET TO A POINT WHICH BEARS SOUTH 40°14'01" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 40°14'01" WEST, A DISTANCE OF 10.60 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.05 ACRES, MORE OF LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

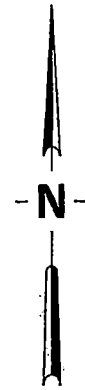
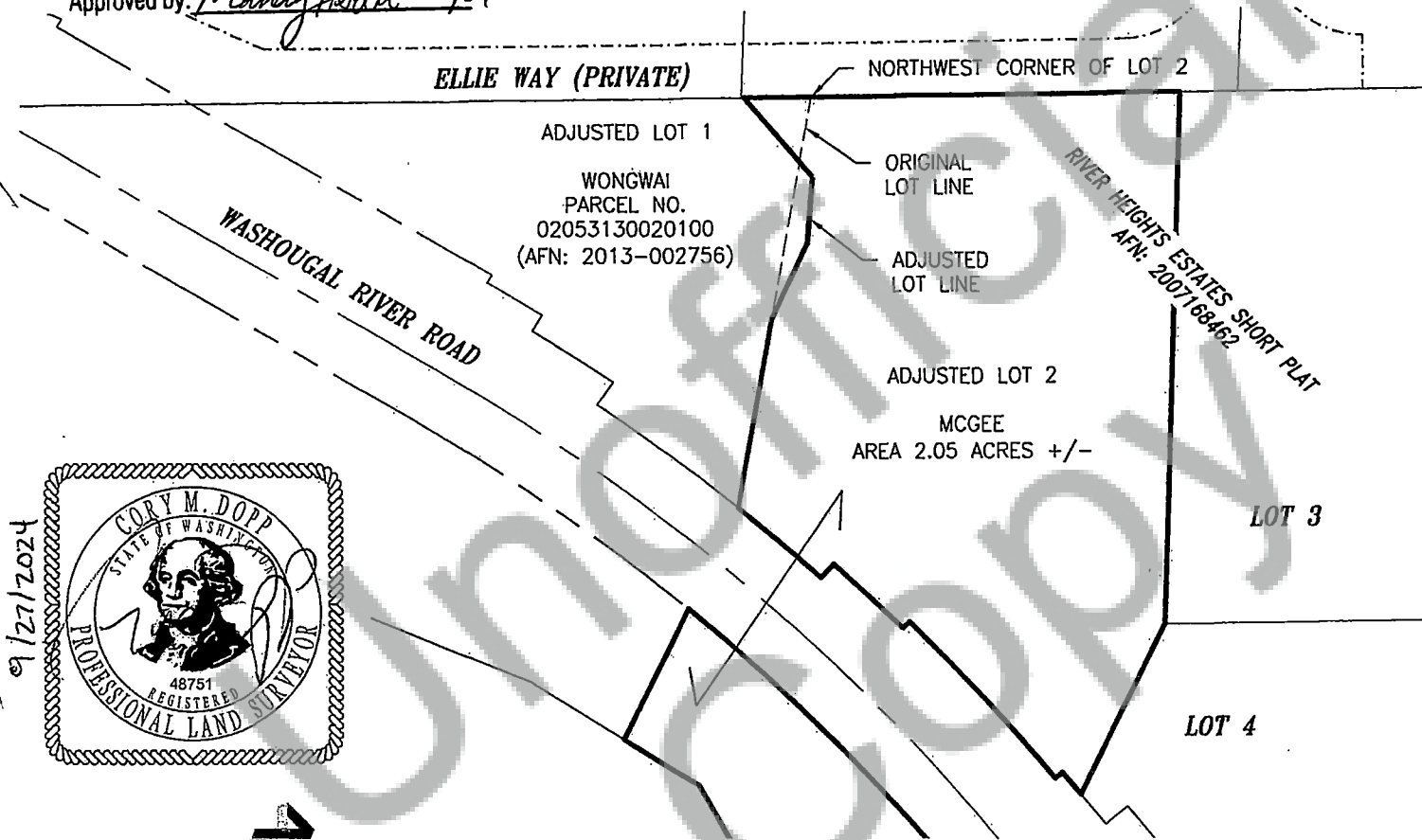


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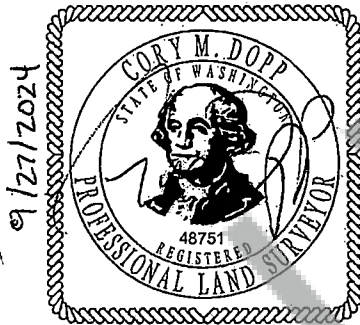
Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 12/31/24

EXHIBIT E DEPICTION OF ADJUSTED LOT 2 SKAMANIA COUNTY, WASHINGTON



1" = 100'



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