

Skamania County, WA  
Total: \$611.00  
DEED BNDY  
Pgs=5

**2025-000108**

01/22/2025 01:08 PM

Request of: COLUMBIA GORGE TITLE



00020383202600001080050054

**When recorded return to:**  
Reuben Dohrendorf and Cory Grose  
P.O. Box 1168  
Washougal, WA 98671

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 622-172671

Skamania County  
Real Estate Excise Tax

37588

JAN 22 2025

PAID

\$ 1355.00

Skamania County Treasurer

*M. Monaghan*

## STATUTORY WARRANTY DEED

### (Boundary Line Adjustment)

THE GRANTOR(S) Toby Wilkins, who acquired title as a single man, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, including a Boundary Line Adjustment warranted to comply with WAC 458-61A-109 2(a), in hand paid, conveys and warrants to Reuben Dohrendorf and Cory Grose, a married couple

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 4, T1N, R5E W.M.

Tax Parcel Number(s): Portion of 01-05-04-0-0-1000-00, Portion of 01-05-04-0-0-1000-06,  
Tax Parcel Number (grantee) 01-05-04-0-0-0806-00 owned by Dohrendorf/Grose *DM*

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.

Skamania County Community Development  
- Boundary Line Adjustment

Statutory Warranty Deed (LPB 10-05)  
WA0000816.doc / Updated: 03.22.23

Approved by: *Mandy Hertel* Page 1/16/25

WA-CT-FVAN-02150.622485-622-172671

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 17, 2025

  
\_\_\_\_\_  
Toby Wilkins

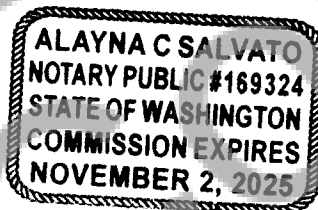
State of Washington  
County of Clark

This record was acknowledged before me on January 17, 2025 by Toby Wilkins.

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 11/2/25



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Portion of 01-05-04-0-0-1000-00 and Portion of 01-05-04-0-0-1000-06**

A parcel of land located in a portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, State of Washington, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 4;

Thence South 88° 41' 39" East, along the North line of said Northwest Quarter, for a distance of 602.67 feet;

Thence South 01° 10' 43" West, leaving said North line and parallel with the West line of said Northwest Quarter, for a distance of 393.68 feet;

Thence South 56° 13' 16" West, for a distance of 201.00 feet;

Thence South 06° 53' 08" West, for a distance of 535.48 feet to the centerline of "White Dog" road as described and recorded under Skamania County, Washington, Auditors File Number 2004154322;

Thence along the centerline of said "White Dog" the following courses and distances;

Thence North 08° 01' 04" West, for a distance of 91.46 feet to the beginning of a tangent 120.00-foot radius curve to the left;

Thence along the arc of a tangent 120.00-foot radius curve to the left, the long chord of which bears North 38° 01' 04" West, for a chord distance of 120.00 feet through a central angle of 60° 00' 00", for an arc distance of 125.66 feet;

Thence North 68° 01' 04" West, for a distance of 150.00 feet to the beginning of a tangent 300.00-foot radius curve to the left;

Thence along the arc of a tangent 300.00-foot radius curve to the left, the long chord of which bears North 73° 31' 04" West, for a chord distance of 57.51 feet through a central angle of 11° 00' 00", for an arc distance of 57.60 feet;

Thence North 79° 01' 04" West, for a distance of 100.00 feet to the West line of said Northwest Quarter;

Thence North 01° 10' 43" East, leaving said centerline and along said West line, for a distance of 774.24 feet to the Point of Beginning

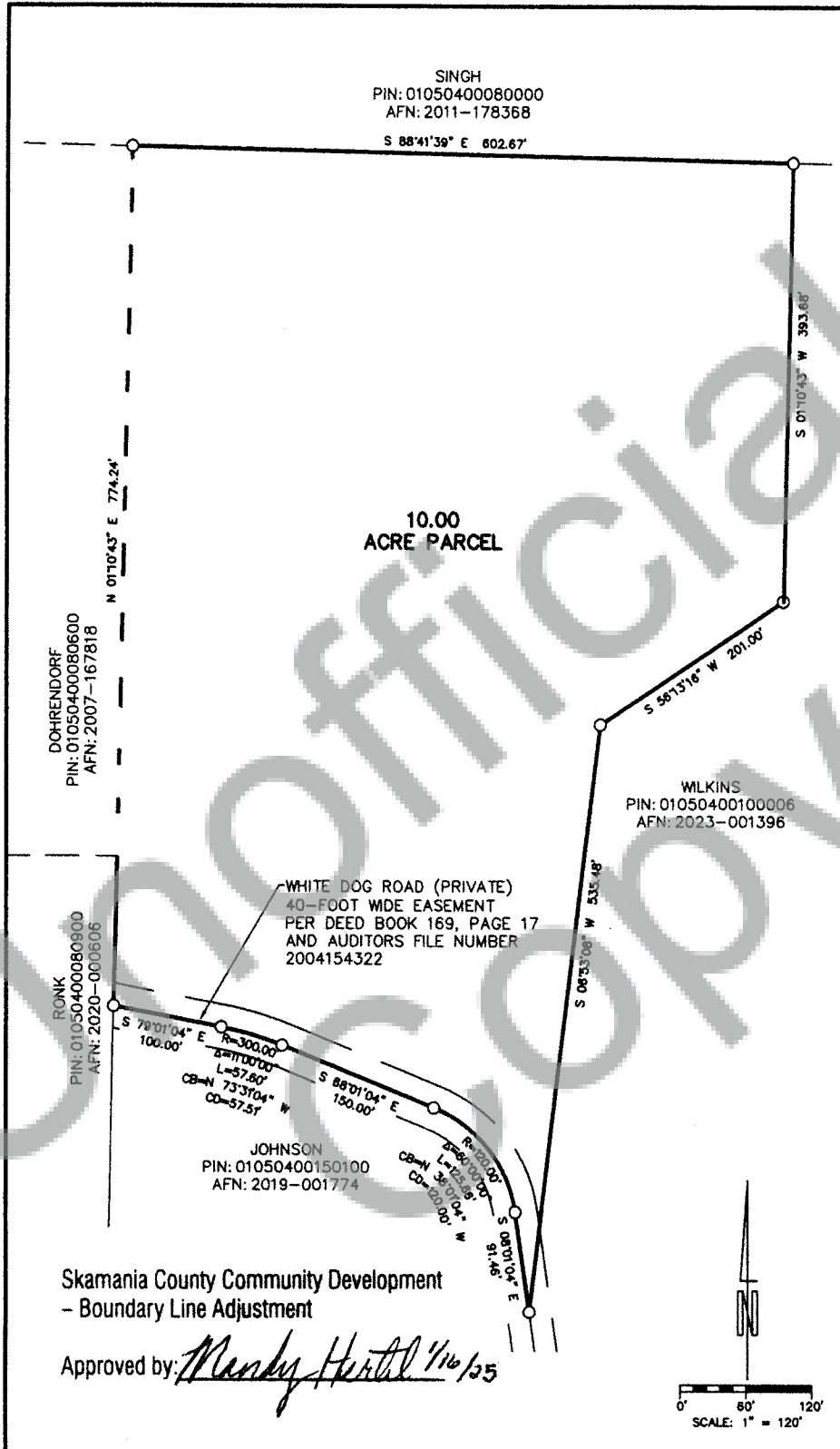
Skamania County Assessor

Date: 1/22/25 Parcel# pt n of 01050400100000  
pt n of 01050400100006  
pt n of 01050400080600

## EXHIBIT "B"

### Exceptions

1. Taxes and Assessments as they become due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:  
Recorded : September 12, 1997  
Book : 169  
Page : 17  
  
Said easement was assigned by instrument:  
Recorded : September 2, 2004  
As : 2004154322
4. Easements and matters as shown on Survey recorded as Auditor's File Number 2021000848, Skamania County Records.



Skamania County Community Development  
- Boundary Line Adjustment

Approved by: *Mandy Hertel* 1/16/25

 MINISTER-GLAESER SURVEYING INC. 2000 E. EVERGREEN BLVD. WACARUS, WA 98591 (360) 694-3323	<b>EXHIBIT " "</b> TO ACCOMPANY LEGAL DESCRIPTION	 12-12-2024	SCALE: 1"=120'
			JOB NO. 16-271 DATE: 12-12-2024 DWG FILE: 16271EX5 DRAWN BY: DAR SHEET: 1 OF 1