



AFTER RECORDING MAIL TO:
Maksim Korolev / Tetiana Korolova
5990 SW 150th Ave,
Beaverton, OR, 97007

Skamania County
Real Estate Excise Tax
37906
AUG 25 2025

PAID Exempt

Skamania County Treasurer

Mandy Hartel

Space above for Recording Information only

LOT CONSOLIDATION DEED (Boundary Line Adjustment)

Abbreviated Legal: Tract 1 S20 T2N R5E WM
Tax Parcel No.: 02052000060000

Abbreviated Legal: Tract 3 S20 T2N R5E WM
Tax Parcel No.: 02052000020700

Maksim Korolev, (Korolev) and Tetiana Korolova (Korolova) are the owners of real property as described in, Deed of Trust, recorded June 30, 2021, as Auditor's File Number 2021-002291, and more particularly described in the Attached Exhibit "A", ("Tract 1"). Korolev/Korolova are also the owners of that certain real property located in Skamania County, as described in, Deed of Trust, recorded June 30, 2021, as Auditor's File Number 2021-002291, records of Skamania County, also described on Attached Exhibit "A", ("Tract 3").

Korolev/Koroleva desire to affect a property line adjustment between lots listed under Tract 1 and Tract 2, described in Exhibits "B" and "C". The Land Use Planning Department of Skamania County hereby approves this land boundary line adjustment, this 4th, day of August, 2025 by Mandy Hartel.

NOW THEREFORE, Korolev/Korolova conveys the real property in Skamania County, Washington, more particularly described in the attached Exhibit "B" and shown on attached Exhibit "C", free of encumbrances, except all reservations, easements, rights-of-way, covenants, conditions, and restriction of record.

Before signing or accepting this Instrument, the person or person(s) transferring fee title should inquire about the person's rights, if any. This Instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations.

The purpose of this deed is to affect a lot boundary line adjustment between adjoining tracts of land owned by Maksim Korolev and Tetiana Korolova, unmarried man and unmarried woman; it is not intended to create a separate parcel, and therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

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.

Unofficial
Copy

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

STATE OF Washington (MA))
Oregon
Multnomah) ss.
COUNTY OF Skamania (MA))

I certify that I know or have satisfactory evidence that Maksim Korolev is the person who appeared before me, and said person acknowledged and signed this instrument, and acknowledge it to be of their free and voluntary act for the uses and purposes mentioned in this document. The individual, Maksim Korolev, signed the record with proper authority (Power of Attorney) and signed it as an act of the person, Tetiana Korolova, identified in the record.

Maksim Korolev

7/25/25

Date

Tetiana Korolova by Maksim Korolev / Power of Attorney

7/25/25

Date

NOTARY PUBLIC signature

M. C. Alexander

The State of Oregon

Residing in County of Multnomah

My Commission Expires 01-12-2027

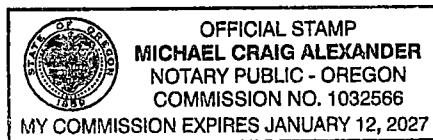


Exhibit A

Boundary lot adjustment
Legal descriptions prior to adjustment

Tract 1 S20 T2N R5E WM

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2, NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, INGRESS AND UTILITIES OVER THE WEST 60 FEET OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2, NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY WASHINGTON.

ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH, THE CENTER LINE BEING THE NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

EXCEPTING THE EAST 330 FEET THEREOF.

Tract 2 S20 T2N R5E WM

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST, OF THE WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE EAST 220 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5, ALSO KNOWN AS LOT 3 LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, AT PAGE 9 UNDER AUDITOR'S FILE NO. 84679 RECORDS OF SKAMANIA COUNTY, WASHINGTON

Tract 3 S20 T2N R5E WM

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH $88^{\circ}43'34''$ WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, 505.15 FEET TO A 300 FOOT RADIUS CURVE LEFT AND THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE 86.07 FEET;

THENCE NORTH $74^{\circ}50'11''$ EAST 36.60 FEET TO A 300 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE 64.74;

THENCE NORTH $87^{\circ}12'02''$ EAST 52.36 FEET TO A 200 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE 63.35 FEET;

THENCE NORTH $69^{\circ}03'09''$ EAST 78.53 FEET TO A 300 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE 127.12 FEET;

THENCE SOUTH $86^{\circ}40'08''$ EAST 250.37 FEET TO A 215 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE 69.55 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE SOUTH $01^{\circ}23'48''$ WEST 103.68 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH $88^{\circ}43'34''$ WEST 812.84 FEET TO THE POINT OF BEGINNING.

Exhibit B

Boundary Lot Adjustment
Adjusted Legal Descriptions

Tract 1 S20 T2N R5E WM

A portion of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 20, T2N, R5E, WM Skamania County, WA.

Commencing at the Center $\frac{1}{4}$ corner of section 20 T2N, R5E, WM and the true point of beginning; Thence N88°43'34"W, 660.00 feet; Thence N01°16'26"E, 508.00 feet; Thence S88°43'34"E, 278.03 feet; Thence N01°16'26"E, 251.54 feet to a 300 foot radius curve to the right; Thence along said curve 63.56 feet, with a cord bearing of N87°15'40"E, and cord distance of 63.44 feet; Thence S86°40'08"E 250.37 to a 215 foot radius curve to the left; Thence along said curve 69.55 feet; Thence S01°16'26"W, 103.68 feet Thence S01°16'26"W, 660.00 feet to the true point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities over the west 60 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 20, T2N, R5E, WM Skamania County, WA.

Also a non-exclusive easement for ingress, egress and utilities 60 feet in width, the centerline being the north boundary line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T2N, R5E, WM Skamania County, Washington;

Excepting the east 330 feet thereof.

Tract 3 S20 T2N R5E WM

A portion of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 20, T2N, R5E, WM Skamania County, WA.

Commencing at the Center $\frac{1}{4}$ corner of section 20 T2N, R5E, WM; Thence N88°43'34"W, 660.00 feet; Thence N01°16'26"E, 508.00 feet to the true point of beginning; Thence S88°43'34"E, 278.03 feet; Thence N01°16'26"E, 251.54 feet to a 300 foot radius curve to the left; Thence along said curve 63.56 feet, with a chord bearing of S75°07'19"W, and chord distance of 63.44 feet; Thence S69°03'09"E, 78.53 feet to a 200 foot radius curve to the right; Thence along said curve 63.35 feet; Thence S87°12'02"W, 52.36 feet to a 300 foot radius curve to the left; Thence along said curve 64.74 feet; Thence S74°50'11"W, 36.60 feet to a 300 foot radius curve to the right; Thence along said curve 86.07 feet; Thence S88°43'34"E, 152.85 feet; Thence S01°16'26"W, 152.00 feet to the true point of beginning;

Also a non-exclusive easement for ingress, egress and utilities 60 feet in width, the centerline being the north boundary line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, T2N, R5E, WM Skamania County, Washington;

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hartel 5/12/25

Excepting the east 330 feet thereof.

Date 5/12/25 Parcel # 2-5-20-600
05/12/25 2-5-20-207

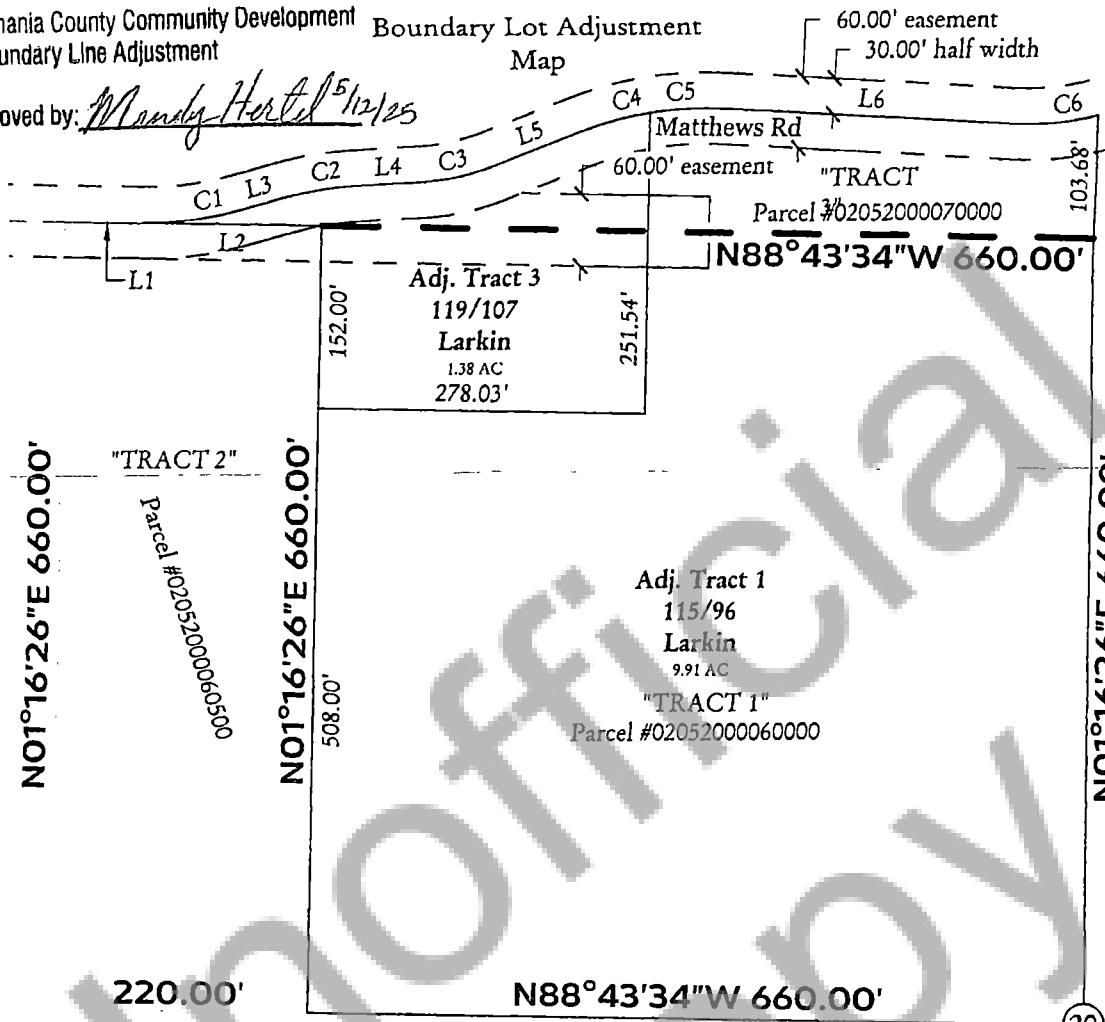
The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the grantor and grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County short plat ordinance. The property described in this deed cannot be segregated and sold without conforming to the state of Washington and Skamania County subdivision laws.

Exhibit C

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hertel 5/12/25*

Boundary Lot Adjustment Map



Note: 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.

This is not a recorded of survey by define by RCW 58.09.040. This BLA doesn't intent to establish, reestablishment, or restoration of a corner of the boundary.

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 220.00 | N88° 43' 34"W |
| L2 | 152.85 | N88° 43' 34"W |
| L3 | 36.60 | N74° 50' 11"E |
| L4 | 52.36 | N87° 12' 02"E |
| L5 | 78.53 | N69° 03' 09"E |
| L6 | 250.37 | S86° 40' 08"E |

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|---------------|
| Curve # | Length | Radius | Delta | Cord Bearing | Cord Distance |
| C1 | 86.07 | 300.000 | 016°26'17" | N83° 03' 17"E | 85.78 |
| C2 | 64.74 | 300.000 | 012°21'52" | S81° 01' 07"W | 64.61 |
| C3 | 63.35 | 200.000 | 018°08'54" | N78° 07' 35"E | 63.09 |
| C4 | 63.56 | 300.000 | 012°08'21" | S75° 07' 19"W | 63.44 |
| C5 | 63.56 | 300.000 | 012°08'21" | N87° 15' 40"E | 63.44 |
| C6 | 69.55 | 215.000 | 018°32'04" | N84° 03' 50"E | 69.25 |

1" = 150'
0 75 150 300