



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Cassie N. Crawford
Vancouver Land Law Corp.
P.O. Box 61488
Vancouver, WA 98666
(360) 907-5696

Skamania County
Real Estate Excise Tax
37919
SEP 03 2025

PAID *exempt*
William Spencer
Skamania County Assessor

AGREEMENT FOR BOUNDARY LINE ADJUSTMENT

Grantor(s) : WILLIAM SPENCER & VICTORIA E. SPENCER, a married couple
Grantee(s) : WILLIAM SPENCER & VICTORIA E. SPENCER, a married couple
Abbreviated Legal : NW1/4 31-T2N-RSE, Skamania County, WA
Tax Parcel No. : 02053120070300; 02053120020600 *JM 9/3/25*

Recitals

- A. SPENCER own Skamania County Assessor Parcel No. 02053120070300, legally described on Exhibit "A" ("Spencer Parcel 1").
- B. SPENCER owns APN 02053120020600, legally described on Exhibit "B" ("Spencer Parcel 2").
- C. The parties desire to adjust the respective boundaries for owner convenience, as set forth hereinbelow.

1. **Incorporation of Recitals.** The parties acknowledge and agree that the terms and conditions contained in the Recitals above shall be fully incorporated into this agreement and shall be binding as covenants upon the parties.

2. **Boundary Line Adjustment from Nichols to Henry.** Spencer Parcel 1 hereby grants and conveys to Spencer Parcel 2 all right, title and interest from that portion of Spencer Parcel 1 as legally described in Exhibit "C-1" and depicted on Exhibit "C-2", thereby adjusting Spencer Parcel 2 as set forth in Exhibit "C-1" ("Spencer Adjusted Parcel 2").

Spencer Parcel 2 hereby grants and conveys to Spencer Parcel 1 all right, title and interest from that portion of Spencer Parcel 2 as legally described in Exhibit "D-1" and depicted on Exhibit "D-2", thereby adjusting Spencer Parcel 1 as set forth in Exhibit "D-1" ("Spencer Adjusted Parcel 1").

3. **Consideration.** Consideration for this agreement and the sufficiency thereof is hereby acknowledged by the parties herein. Furthermore, as additional consideration for this agreement, the parties agree to execute any necessary documents or deeds to fulfill the intentions of this agreement.

4. **Compliance.** This agreement is made in compliance with RCW 58.17.040(6) because this agreement does not create any additional lot, tract, parcel, site or division.

5. **Indemnification.** The parties hereby agree to indemnify and defend the other party from and against any and all actions, claims, demands, costs, and damages, including such actions by the party's contractors, agents & representatives, relating to the terms and conditions of this Agreement (including third party injury claims).

6. **Default.** In the event of any default hereunder, and after 15 days written notice and failure of the defaulting party to cure such default, the non-defaulting party shall have any and all remedies available at law and in equity, including specific performance and injunctive relief. In the event of legal action, the prevailing party shall be entitled to reasonable attorney fees and costs.

7. **Benefit.** The terms of this agreement shall run with the land and are binding upon the parties, their heirs, successors and assigns.

8. **Purpose of Deed.** 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 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 statute of Washington and Skamania County subdivision laws.

9. **Land Exemptions.** Skamania county provides no warrant 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.

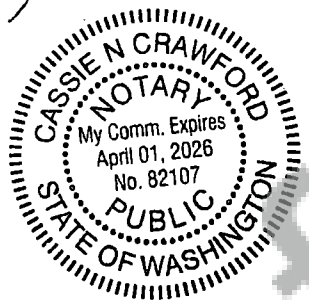
STATE OF WASHINGTON)

) ss.

County of Clark)

On this Victoria Spunch day personally appeared before me to me known to be the individual(s) described herein and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of Aug. 2021.



Cassie N. Crawford
NOTARY PUBLIC in and for the State
of Washington
Expiration: 4/1/26

UNOFFICIAL COPY



AKS ENGINEERING & FORESTRY
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

AKS Job #12663

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

LEGAL DESCRIPTION

Exhibit A

ADJUSTED WILLIAM & VICTORIA SPENCER PARCEL NO. 02053120070300

That portion of Lot 4, Amended Turner Short Plat, according to the Short Plat thereof recorded in Book 3 of Short Plats, at Page 359, and Lot 4, Baars Short Plat, according to the Short Plat thereof recorded in Book 3 of Short Plats, at Page 396, and Lot 3, Arrow Head Trails Short Plat, according to the Short Plat thereof recorded under Auditor's File Number 2016001055, records of Skamania County, Washington located in the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian in said county described as follows:

COMMENCING at the southwest corner of said Lot 3;

Thence North $00^{\circ}44'48''$ West, along the west line of said Lot 3, a distance of 523.06 feet to the northwest corner thereof and the POINT OF BEGINNING;

Thence North $89^{\circ}12'44''$ East, along the northerly line of said Lot 3, a distance of 20.95 feet to an angle point therein;

Thence North $58^{\circ}27'26''$ East, leaving said northerly line, 76.89 feet;

Thence North $18^{\circ}01'55''$ East, 26.12 feet;

Thence North $06^{\circ}51'59''$ West, 45.13 feet to the northerly line of said Lot 3;

Thence North $37^{\circ}32'37''$ East, along said northerly line and continuing along the westerly line of Lot 1 of said Arrow Head Trails Short Plat, 135.72 feet to an angle point in said westerly line;

Thence North $32^{\circ}30'18''$ West, along said westerly line and the northwesterly projection thereof, 229.92 feet, more or less, to the westerly line of Lot 4 of said Amended Turner Short Plat;

Thence South $35^{\circ}20'30''$ West, along said westerly line, 94.24 feet to the east line of Lot 2 of said Baars Short Plat;

Thence South $00^{\circ}47'16''$ East, along said east line, 87.25 feet to an angle point in the northerly line of Lot 4 of said Baars Short Plat, said point bears North $00^{\circ}47'16''$ West, 39.68 feet from the northwest 1/16th corner per said Baars Short Plat;

Thence along the northerly line of Lot 4 of said Baars Short Plat the following courses;

Thence South 78°39'33" West, 93.56 feet;

Thence North 56°02'49" West, 76.97 feet;

Thence North 62°45'40" West, 53.44 to the northwest corner of Lot 4 of said Baars Short Plat;

Thence along the westerly line of Lot 4 of said Baars Short Plat the following courses;

Thence South 22°58'20" West, 11.59 feet;

Thence South 38°54'43" West, 37.70 feet;

Thence South 40°53'39" West, 42.37 feet;

Thence South 07°59'35" East, 49.88 feet;

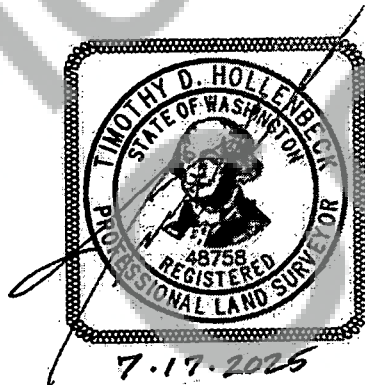
Thence South 26°18'37" East, 18.94 feet;

Thence South 27°49'27" East, 83.59 feet;

Thence South 52°04'54" East, 139.39 feet;

Thence North 89°12'44" East, 99.75 feet to the POINT OF BEGINNING.

Contains 2.24 acres, more or less.





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LEGAL DESCRIPTION

Exhibit B

WILLIAM & VICTORIA SPENCER PARCEL NO. 02053120020600

That portion of the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described by deed to William and Victoria Spencer recorded April 20, 2017, under Auditor's File Number 2017000802, records of said county, specifically described as follows:

Lot 3, of Arrow Head Trails Short Plat, recorded under Auditor's File No. 2013001005, records of Skamania County, Washington.

Contains 3.09 acres, more or less.



7.17.2025



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LEGAL DESCRIPTION

Exhibit C-1

ADJUSTED WILLIAM & VICTORIA SPENCER PARCEL NO. 02053120020600

That portion of Lot 3, Arrow Head Trails Short Plat, according to the Short Plat thereof recorded under Auditor's File Number 2016001055, records of Skamania County, Washington located in the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian in said county described as follows:

COMMENCING at the southwest corner of said Lot 3;

Thence North 00°44'48" West, along the west line of said Lot 3, a distance of 523.06 feet to the northwest corner thereof and the POINT OF BEGINNING;

Thence North 89°12'44" East, along the northerly line of said Lot 3, a distance of 20.95 feet to an angle point therein;

Thence North 58°27'26" East, leaving said northerly line, 76.89 feet;

Thence North 18°01'55" East, 26.12 feet;

Thence North 06°51'59" West, 45.13 feet to the northerly line of said Lot 3;

Thence North 37°32'37" East, along said northerly line, 64.67 feet to an angle point therein;

Thence South 57°05'40" East, continuing along said northerly line, 95.16 feet to the northeast corner of said Lot 3;

Thence South 00°01'23" West, along the east line of said Lot 3, a distance of 626.46 feet to the southeast corner thereof;

Thence South 88°12'34" West, along the south line of said Lot 3, a distance of 201.49 feet to the southwest corner thereof;

Thence North 00°44'48" West, along the west line of said Lot 3, a distance of 523.06 feet to the POINT OF BEGINNING.

Contains 2.85 acres, more or less.

Skamania County Assessor

Date 9-3-25 Parcel# 02053120020600
AM



7.17.2025

LOCATED IN THE NW 1/4 OF
SEC. 31, T2N, R5E, W.M.,
SKAMANIA COUNTY, WASHINGTON

ADJUSTED PARCEL NO.
02053120070300

PARCEL NO. 02053120020000

Exhibit *C-2*

LEGEND

AFN AUDITOR'S FILE NUMBER
SP SHORT PLAT

PARCEL NO.
02053120090000

LOT 4
HEMLOCK CREEK ESTATES SP
AFN 2008171686

ADJUSTED PARCEL
NO. 02053120020600
±2.85 ACRES

LOT 3
ARROW HEAD TRAILS SP
AFN 2016001055

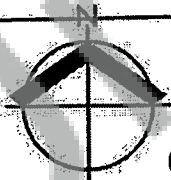
PARCEL NO.
02053120090500

LOT 2
HEMLOCK CREEK ESTATES SP
AFN: 2008171686

PARCEL NO.
02053120020500

LOT 2
ARROW HEAD TRAILS SP
AFN 2016001055

LOT 3
HEMLOCK CREEK
ESTATES SP
AFN 2008171686
PARCEL NO.
02053120090600



SCALE: 1" = 100 FEET



7-17-2025

N00°44'48"W 523.06'

S00°01'23"W 626.46'

POB
N89°12'44"E 20.95'

N37°32'37"E 64.67'
S57°05'40"E 95.16'

N06°51'59"W 45.13'
N18°01'55"E 26.12'

N58°27'26"E 76.89'

N89°12'44"E 20.95'

COMMENCE

S88°12'34"W 201.49'

PARCEL NO. 02050000870000

DATE: 7-17-2025

ADJUSTED PARCEL NO. 02053120020600

DRAWN BY: TDH | CHECKED BY: BRE | DWG: 12663EXH BLA | JOB: 12683

AKS ENGINEERING & FORESTRY, LLC
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LEGAL DESCRIPTION

Exhibit D-1

WILLIAM & VICTORIA SPENCER PARCEL NO. 02053120070300

That portion of the Northwest Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described by deed to William and Victoria Spencer recorded October 31, 2016, under Auditor's File Number 2016002265, records of said county, specifically described as follows:

A parcel of land located within the NW 1/4 Section 31, Township 2 North, Range 5 East, W.M., in Skamania County, State of Washington and being a portion of Lot 4 of the Baarrs (sic) Short Plat as shown on the map thereof recorded November 6, 2001 in Book 3 at Page 396 of Short Plats, Auditor's File No. 142832, and of Lot 4 of the Amended Turner Short Plat as shown on the map thereof recorded December 10, 1999 in Book 3 at Page 359 of Short Plats, Auditor's File No. 137007, and described more particularly as follows:

Commencing at the Northwest 1/16 corner of said Section 31, thence N00°47'16"W, 39.68 feet to point (sic) on the common line of said short plat lots and the Point of Beginning;

Thence along the following courses:

S78°39'33"W, 93.56 feet;

N56°02'49"W, 76.97 feet;

N62°45'40"W, 53.44 feet;

S22°58'20"W, 11.59 feet;

S38°54'43"W, 37.70 feet;

S40°53'39"W, 42.37 feet;

S07°59'35"E, 49.88 feet;

S26°18'37"E, 18.94 feet;

S27°49'27"E, 83.59 feet;

S52°04'54"E, 139.39 feet;

N89°12'44"E, 99.75 feet;

Thence on said last line extended N89°12'44"E, 20.95 feet to the center of a creek;

Thence along the centerline of said creek through the following courses:

N25°48'22"W, 23.01 feet;

N41°03'09"W, 36.82 feet;

N10°07'06"W, 17.12 feet;

N13°26'04"W, 18.39 feet;

N11°09'06"E, 27.65 feet;

N06°54'01" E, 16.38 feet;

N03°50'47"W, 16.89 feet;

N32°24'55"E, 15.83 feet;

N56°28'06"E, 11.52 feet;

Thence leaving said creek, S34°40'20"E, 84.92 feet;

Thence N87°58'25"E, 25 feet;

Thence N37°27'13"E, 155.80 feet;

Thence N32°36'11"W, 229.43 feet;

Thence S35°20'30"W, 94.00 feet;

Thence S00°47'16"E, 87.25 feet to the Point of Beginning.

Contains 2.00 acres, more or less.

Skamania County Assessor

Date 9-3-25 Parcel# 0205 9120070300

JM



LOCATED IN THE NW 1/4 OF
SEC. 31, T2N, R5E, W.M.,
SKAMANIA COUNTY, WASHINGTON



PARCEL NO.
02053120070100

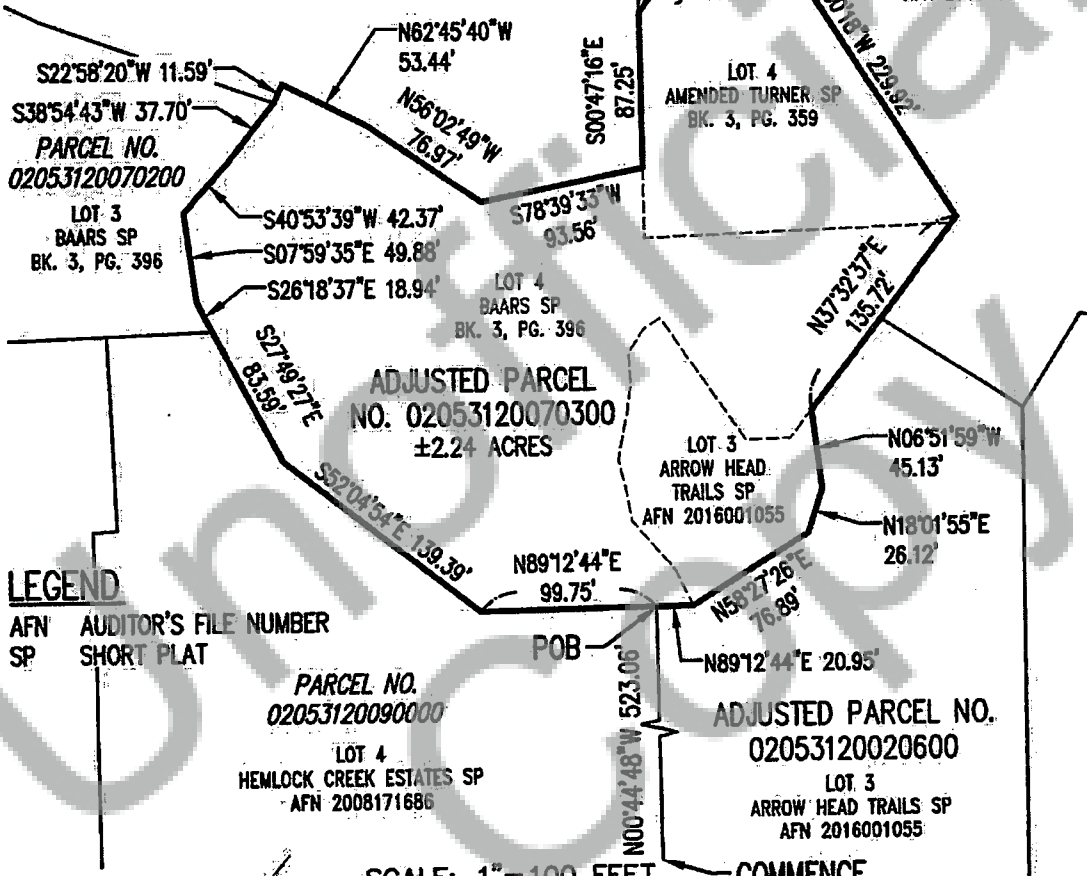
LOT 2
BAARS SP
BK. 3, PG. 396

PARCEL NO.
02053120020300
LOT 2
AMENDED TURNER SP
BK. 3, PG. 359

Exhibit 22

PARCEL NO.
02053120020000

LOT 1
ARROW HEAD
TRAILS SP
AFN 2016001055



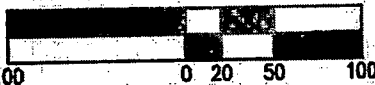
LEGEND

AFN AUDITOR'S FILE NUMBER
SP SHORT PLAT

PARCEL NO.
02053120090000

LOT 4
HEMLOCK CREEK ESTATES SP
AFN 2008171686

SCALE: 1"=100 FEET



COMMENCE
SW CORNER LOT 3
ARROW HEAD TRAILS SP

DATE: 7-17-2025



7.17.2025

ADJUSTED PARCEL NO. 02053120070300			
DRAWN BY: TDH	CHECKED BY: BRE	DWG: 12663EXH B1A	JOB: 12663
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, SUITE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM			

