



After recording, return to:

Jordan Ramis PC
Attn: Ezra Hammer
1211 SW Fifth Ave., Ste. 2700
Portland, OR 97204

Skamania County
Real Estate Excise Tax
38069
DEC 15 2025

PAID \$680.00
Skamania County Treasurer
Matt Wagner Deputy

Grantor(s): Christopher P. Creagan and Shelby Creagan, husband and wife
Grantee(s): Justin Held, as his sole and separate property
Reference Number(s) of Documents assigned or released: N/A
Legal Description Abbreviated: PTN NE SEC 23, T7N, R6E, W.M., Lot 4 of the Dave Creagan Short Plan and Andy Pine Tree Short Plat, PTN Lot 4 John Niemer Short Plat
Additional legal(s) on Pages 3-7
Assessor's Property Tax Parcel/Account Number: Grantor's Parcel: TL No. 07062310100000;
Grantee's Parcel: TL No. 07062310100200

CC

BOUNDARY LINE ADJUSTMENT DEED

The Grantor, for and in consideration of \$50,000, and other good and valuable consideration, hereby bargains, sells and conveys to the Grantee, and his heirs and assigns, in fee simple, the real property situated in Skamania County, Washington, legally described on **Exhibit A**, attached hereto, together with all appurtenances thereto, including but not limited to rights of access and easements benefiting the property.

The property currently owned by Grantee is depicted on **Exhibit B** attached hereto.

This conveyance is made in connection with a boundary line adjustment under applicable Washington law and Skamania County Code. This Deed is intended to effectuate that boundary line adjustment and does not create a separate buildable lot. The conveyed parcel shall be merged with and become part of Grantee's adjoining property as legally described in **Exhibit C**. A map of the parcels (as adjusted) is attached hereto as **Exhibit D** for illustrative purposes.

[Signatures on Next Page]

Executed as of this December 15, 2025, to be effective as of the recording date stamped above.

~~Christopher P. Creagan~~

Shelby Creagan

STATE OF WASHINGTON)
COUNTY OF *Skamania*)
) SS.

On this day personally appeared before me Leslie L. Moore, to me known to be Christopher P. Creagan and Shelby Creagan, and acknowledged that they signed the same as their free and voluntary act.

GIVEN under my hand and official seal this 15th day of December, 2025.

Skamania County Community Development – Boundary Line Adjustment

Approved by: Manly Hartel 5/11/25

Leslie Moon

Leslie L. Moore

[print notary's name]

Notary Public in and for the State of Washington

residing at Carson

My commission expires: 2-24-2028

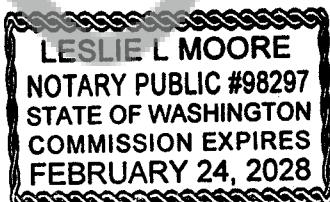
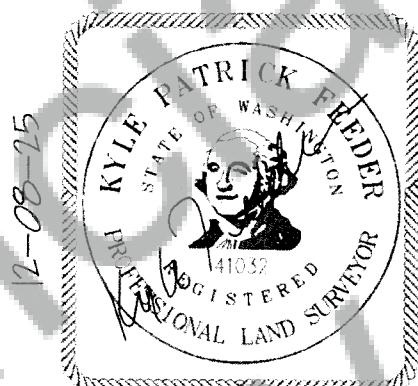


EXHIBIT A

LEGAL DESCRIPTION OF 15.38 ACRES CONVEYED TO HELD

KPF

KPF Surveying Inc.
2208 E. Evergreen Blvd.
Vancouver, WA 98661
360-834-0174



December 8, 2025

EXHIBIT "A "

PORTION TO HELD

A tract of land located in a portion of the South Half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania Clark County, Washington, more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast quarter of said Section 23;

Thence North 01°20'10" East, along said west line of the Northeast quarter of Section 23, for a distance of 1332.36 feet, to the TRUE POINT OF BEGINNING;

Thence North 01°20'10" East, for a distance of 330.09 feet;

Thence South 89°15'21" East, for a distance of 654.49 feet;

Thence South 89°12'52" East, for a distance of 946.58 feet;

Thence South 34°51'11" East, for a distance of 146.47 feet;

Thence South 00°32'17" West, for a distance of 641.15 feet;

Thence South 74°18'52" West, for a distance of 146.38 feet;

Thence North 42°31'21" West, for a distance of 189.84 feet;

Thence North 01°20'10" West, for a distance of 332.07 feet;

Thence North 89°17'49" West, for a distance of 1425.00 feet, to the TRUE
POINT OF BEGINNING.

Containing 15.38 acres, more or less

Unofficial
Copy

EXHIBIT "B"
EXISTING HELD PARCEL (TL 200)

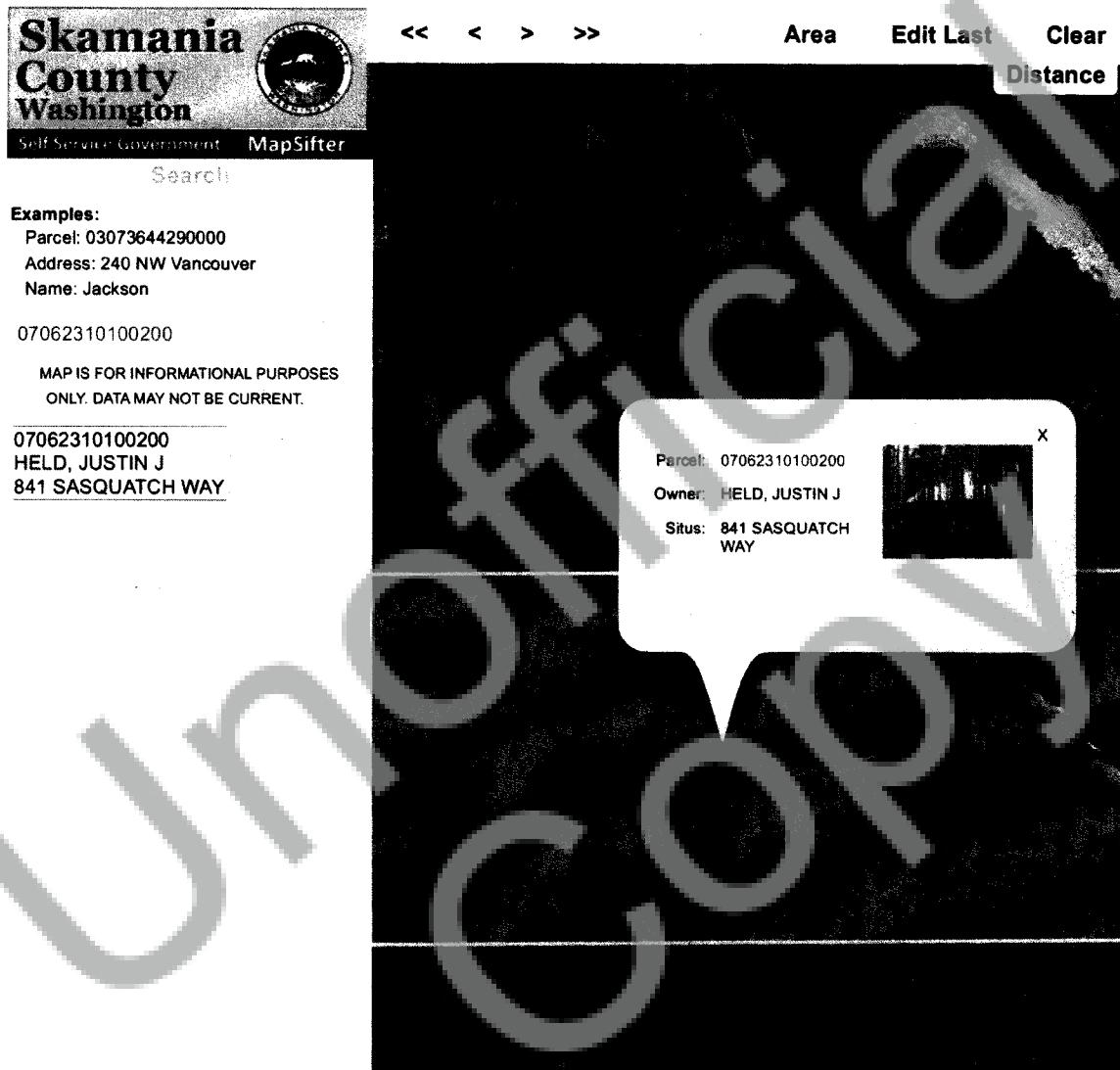


EXHIBIT "C"

LEGAL DESCRIPTION OF ADJUSTED HELD PARCEL (TL 200)

**ADJUSTED JUSTIN HELD PROPERTY
(ASSESSORS PARCEL 07062310100200)**

A tract of land located in a portion of the South Half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania Clark County, Washington, more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast quarter of said Section 23;

Thence North $01^{\circ}20'10''$ East, along said west line of the Northeast quarter of Section 23, for a distance of 999.27 feet, to the TRUE POINT OF BEGINNING;

Thence North $01^{\circ}20'10''$ East, for a distance of 666.18 feet;

Thence South $89^{\circ}15'21''$ East, for a distance of 654.49 feet;

Thence South $89^{\circ}12'52''$ East, for a distance of 946.58 feet;

Thence South $34^{\circ}51'11''$ East, for a distance of 146.47 feet;

Thence South $00^{\circ}32'17''$ West, for a distance of 641.15 feet;

Thence South $74^{\circ}18'52''$ West, for a distance of 146.38 feet;

Thence North $42^{\circ}31'21''$ West, for a distance of 189.84 feet;

Thence North $89^{\circ}20'18''$ West, for a distance of 1425.01 feet, to the TRUE POINT OF BEGINNING.

Containing 26.26 acres, more or less

Together with and subject to a trail easement over, under and across the west 30.00 feet of the north 1332 feet of the south 1998.54 feet of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania Clark County, Washington.

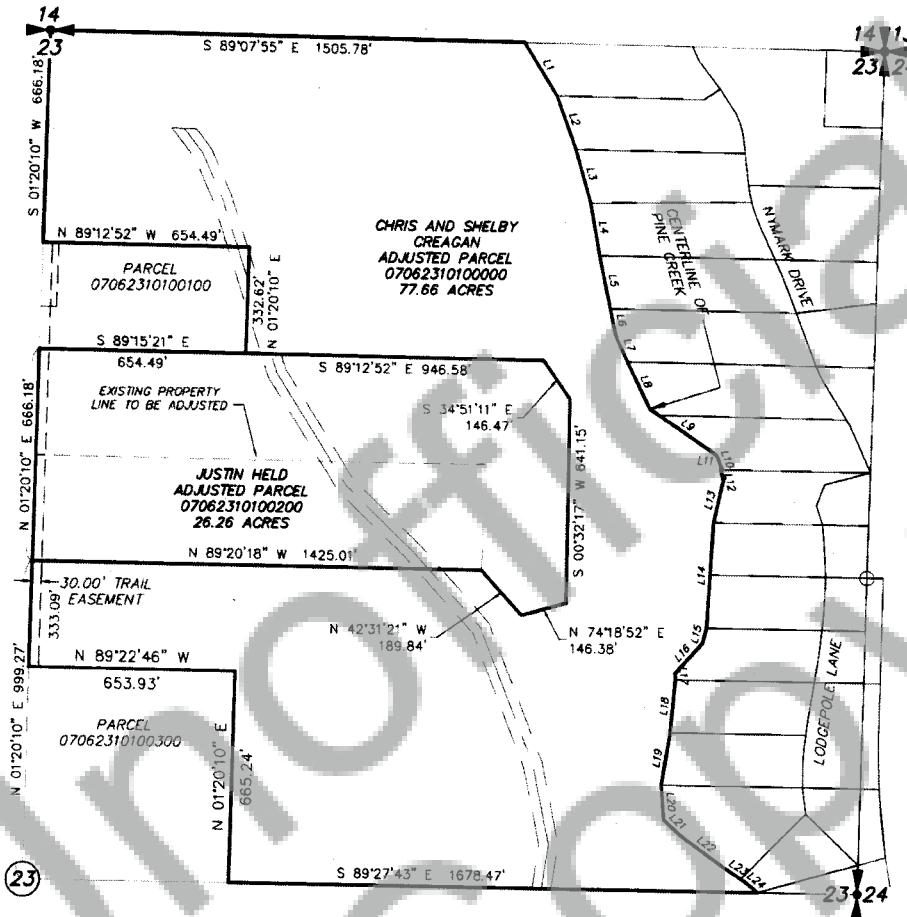
Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

unofficial
copy

EXHIBIT "D"

JOB NO: 19-029

DATE: 11-25-25



LINE	BEARING	DISTANCE
L1	S 32°00'00" E	197.00'
L2	S 20°16'47" E	177.74'
L3	S 16°00'00" E	176.00'
L4	N 10°29'40" W	168.20'
L5	S 12°09'53" E	170.33'
L6	S 12°00'00" E	85.00'
L7	S 25°00'00" E	92.00'
L8	N 26°00'00" W	163.00'
L9	N 56°00'00" W	258.00'
L10	N 20°55'25" W	47.84'
L11	N 89°17'49" W	5.00'
L12	N 15°00'00" W	35.00'
L13	N 12°27'00" E	135.67'
L14	N 03°16'18" E	331.87'
L15	N 14°00'47" E	48.78'
L16	N 42°00'00" E	130.00'
L17	S 04°34'07" E	20.07'
L18	S 05°00'00" W	166.97'
L19	N 09°28'02" E	167.11'
L20	N 04°25'06" W	110.32'
L21	S 48°00'00" E	70.00'
L22	N 54°00'00" W	170.00'
L23	N 57°00'00" W	85.00'
L24	N 51°00'00" W	50.00'

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hartel 12/11/25

Skamania County Assessor

Date 12/15/25 Parcel# 07062310100000
07062310100200