

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  
M. M. 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 19, 2025, to be effective as of the recording date stamped above.

Christopher P. Creagan

Shelby Creagan

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skamania )

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 15<sup>th</sup> day of December, 2025.

Skamania County Community Development  
- Boundary Line Adjustment

Approved by: Mandy Hartel 12/11/25

Leslie L Moore

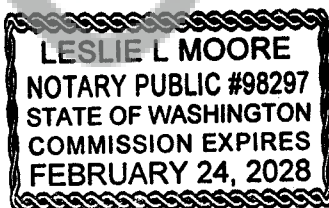
Leslie L Moore

[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

**EXHIBIT "B"**  
**EXISTING HELD PARCEL (TL 200)**

**Skamania**  
**County**  
**Washington**



Self Service Government    MapSifter


Search:

**Examples:**  
Parcel: 03073644290000  
Address: 240 NW Vancouver  
Name: Jackson  
  
07062310100200  
  
MAP IS FOR INFORMATIONAL PURPOSES  
ONLY. DATA MAY NOT BE CURRENT.  
  
07062310100200  
HELD, JUSTIN J  
841 SASQUATCH WAY

<<   <   >   >>

Area    Edit Last    Clear  
Distance

Parcel: 07062310100200  
Owner: HELD, JUSTIN J  
Situs: 841 SASQUATCH  
WAY



**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°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°20'10" East, for a distance of 666.18 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 89°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

DATE: 11-25-25



## Skamania County Community Development – Boundary Line Adjustment

Approved by: Mandy Hartel 12/11/25

**Skamania County Assessor**

Date: 12/15/25 Parcel# 07062310100000  
07062310100200