

109.50

BLA-2020-10

Return document to: Permit Coordinator  
Douglas County TLS  
140 19<sup>th</sup> Street NW Suite A  
East Wenatchee, WA 98802

APFT # 107061  
REAL ESTATE EXCISE TAX  
EXEMPT  
DOUGLAS COUNTY TREASURER  
NATALIE R. MARK  
BY John Corning 7-2-20 DEPUTY

**DECLARATION RE: BOUNDARY LINE ADJUSTMENTS**

This Declaration is for the purpose of adjusting a boundary between the properties below. Boundary adjustments are processed as a courtesy to assist property owners in preparing information to be used to change boundaries of their properties. Douglas County provides no legal warranties. The boundary adjustment is not considered complete until all signatures are obtained, the boundary adjustment form is recorded AND deeds transferring title to the properties involved are executed and recorded. You should consult an attorney or title company for information on preparing and executing deeds.

Correspondence returned to: PARCEL A ADDRESS

**PROPERTY INFORMATION**

Parcel A

Parcel B

Property Owner  
Bald Eagle Three, LLC  
Name  
130 Riverview Dr.  
Address  
East Wenatchee, WA 98802  
509.886.4000  
Daytime Phone

Property Owner  
Joshua Corning  
Name  
130 Riverview Dr.  
Address  
East Wenatchee, WA 98802  
509.886.4000  
Daytime Phone

Note: All persons or companies holding a financial interest in the property must be listed, i.e., banks, personal contract holders, etc.

Name \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_

Parcel # 23201320002  
Parcel Zoning: RR 20  
Present Lot size: 19.7 Ac. +/-  
Proposed Lot size: 19.7 Ac. +/-

Parcel # 23201320001  
Parcel Zoning: RR 20  
Present Lot size: 19.7 Ac. +/-  
Proposed Lot size: 19.7 Ac +/-

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Page 1 of \_\_\_\_\_

RECEIVED  
MAY 20 2020  
Douglas County TLS

**DECLARATION**

Each of the undersigned does hereby declare and acknowledge that Douglas County provides no representation that:

- Properties have legal access;
- Applicants are able to obtain permits necessary for development and construction, including without limitation land divisions, conditional uses, variances, health permits, building permits;
- Easements, and subsurface utilities and features have not been affected by the adjustment;
- The proposed legal descriptions are sufficient and accurate;
- Critical areas may impact properties involved;
- The boundary adjustment is allowed/prohibited by covenants or law.

**DISCLAIMER**

Since a boundary line adjustment is exempt from the procedural requirements of RCW 58.17, Douglas County assumes no liability in any action which may arise as a result of this boundary line adjustment. The owners of the properties represented herein, their successors and/or assigns, do hereby acknowledge and agree that the County is not liable in any action arising out of this matter and agree to indemnify, defend and hold Douglas County harmless from any and all claims, lawsuits and other actions.

**Property Owner Parcel A**

Bald Eagle Threat LLC  
John J. Corning  
Signature of Owners - Representative  
John J. Corning  
Print or Type Name and Title

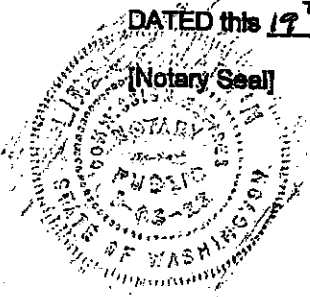
**Property Owner Parcel B**

Joshua Corning  
Joshua Corning  
Signature of Owners - Representative  
Joshua Corning  
Print or Type Name and Title

STATE OF WASHINGTON )  
COUNTY OF Douglas ) ss.

I certify that I know or have satisfactory evidence that John J. Corning signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 19<sup>th</sup> day of May, 2020.



By: Linda E. Martin  
Notary Public residing at Wentworth  
My Appointment Expires: 1/6/22

STATE OF WASHINGTON )  
COUNTY OF Douglas ) ss.

I certify that I know or have satisfactory evidence that John Corning signed this instrument and acknowledged it to be his/her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 12<sup>th</sup> day of May, 2020



[Notary Seal]

By: Linda E. Marten  
Notary Public residing at Leitchfield  
My Appointment Expires: 1/6/22

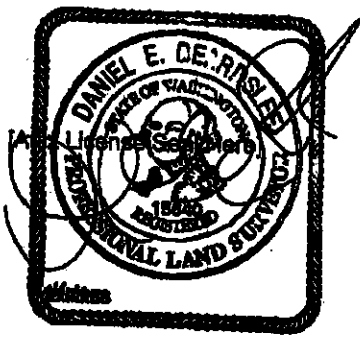
**CERTIFICATE OF LICENSED SURVEYOR**

The undersigned certifies that he/she is a professional land surveyor licensed to practice in the State of Washington and that he/she has prepared the site plan and the legal descriptions of newly configured lots.

[Signature]  
Signature

Date: 6/14/2020

Print Name: Daniel E. Beardslee  
Telephone: 509.670.4318



This Declaration has no legal effect until processed by each of the following Douglas County Officials. Submit in order.

Step 1. Submit to Douglas County Assessor's Office.

<b>DOUGLAS COUNTY ASSESSOR</b> <ul style="list-style-type: none"><li>• Parcel #'s match with owner records.</li><li>• Current use and open space classification issues are addressed.</li></ul> Processed By: <u><i>Crabtree</i></u> Date: <u>6/2/2020</u>
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Step 2. Submit to Douglas County Treasurer's Office



**DOUGLAS COUNTY TREASURER**

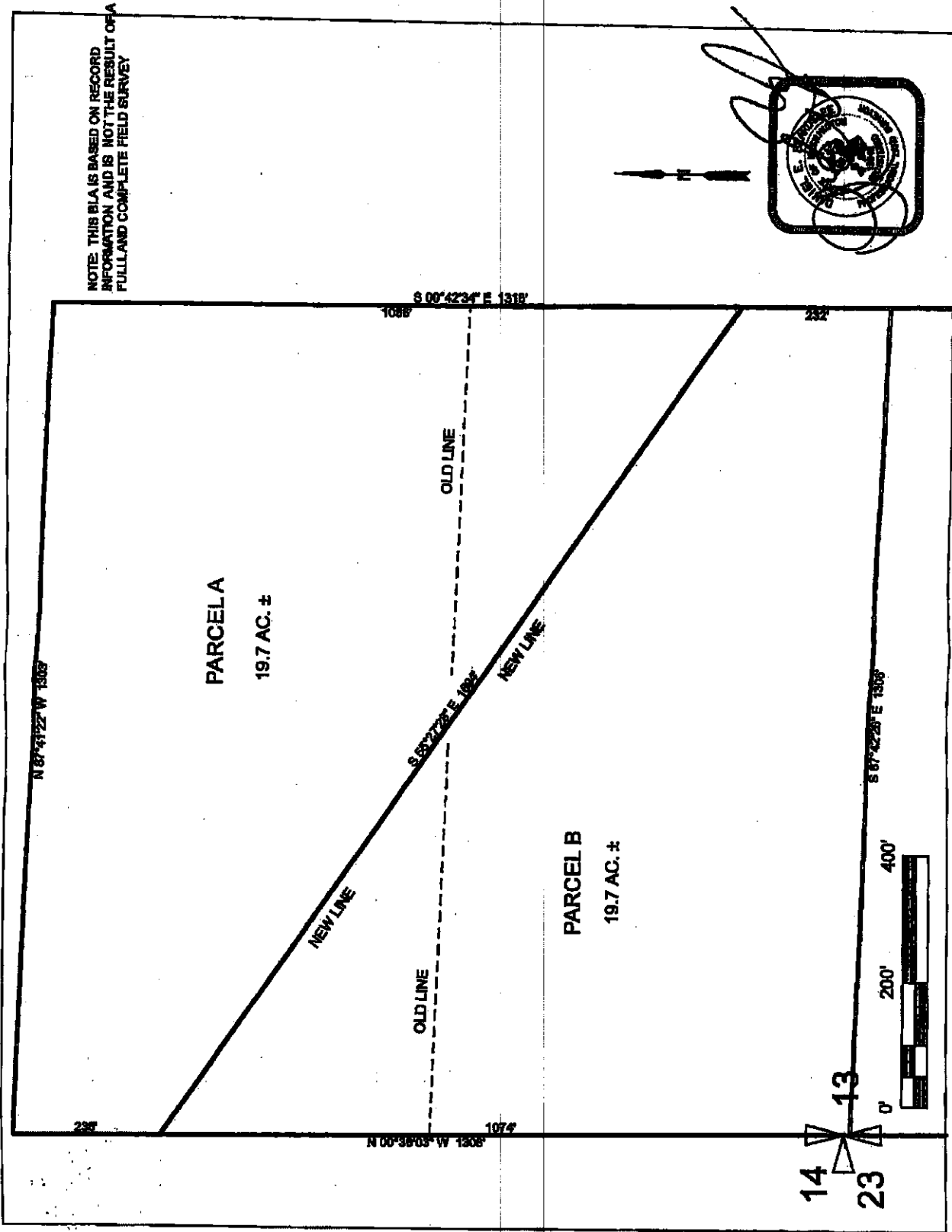
Taxes and assessments are paid in full through year 2020

Processed By: *Colleen Muegler* Date: July 2nd, 2020

Step 3. Submit to the Douglas Co. Dept. of Transportation & Land Services

<b>DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES</b> <ul style="list-style-type: none"><li>• No additional parcels are created nor will the resulting parcels be inconsistent with standards of Douglas County Code titles 17 &amp; 18, the provisions of RCW 58.17 or any court order.</li><li>• No nonconformities with development regulations are created (size, dimensions, layout, setbacks, etc).</li><li>• Plat conditions are not affected by the boundary adjustment.</li></ul> Processed By: <u><i>[Signature]</i></u> Date: <u>5-28-2020</u>
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Step 4. Submit this completed Declaration, deed(s) transferring title to adjusted property, completed excise tax statement and recording fees to the Douglas County Auditor. The boundary adjustment is not considered complete until the boundary adjustment form and deeds transferring title to the properties involved are executed and recorded with the County Auditor. Confirm recording fee by calling the Auditor's Office at (509) 745-8527.



BOUNDARY ADJUSTMENT EXHIBIT - BALD EAGLE III, LLC AND JOSHUA CORNING

LEGAL DESCRIPTIONS

PREPARED FOR THE

BALD EAGLE III, LLC AND JOSHUA CORNING BOUNDARY ADJUSTMENT

EXISTING LEGAL DESCRIPTIONS

PARCEL A: APN 23201320002

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T. 23 N., R. 20  
E.W.M., DOUGLAS COUNTY, WASHINGTON.

PARCEL B: APN 23201320001

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T. 23 N., R. 20  
E.W.M., DOUGLAS COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS

PARCEL A:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T. 23 N., R. 20 E.W.M., DOUGLAS COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 1074 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES 232 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T. 23 N., R. 20 E.W.M., DOUGLAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 1074 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES 232 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY TO THE POINT OF BEGINNING.

