

98324

BOOK 6

PAGE 943

## SETTLEMENT AGREEMENT

THIS AGREEMENT, made and executed this 26 day of Sept, 1984, by and between LEE DUNN and SKAMANIA COUNTY, WITNESSETH:

WHEREAS, LEE DUNN has submitted his claim against SKAMANIA COUNTY for a trespass and inverse condemnation; and

WHEREAS, SKAMANIA COUNTY and LEE DUNN are desirous of settling said claim; now, therefore

THE PARTIES HERETO AGREE AS FOLLOWS:

(1) SKAMANIA COUNTY shall pay to LEE DUNN in full settlement of said claim the total sum of \$8,950.00 comprised as follows:

a) Damage to Real Property	\$5,000.00
b) Purchase of Real Property herein described	1,000.00
c) Fill Dirt	1,000.00
d) Survey	500.00
e) Garden Damage	250.00
f) Drain Fields	1,200.00
	\$8,950.00

(2) That in return for said payment LEE DUNN agrees to quitclaim any interest which he has in the subject property; to-wit:

A tract of land in the Northeast Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, described as follows:

Beginning at the East one-quarter corner of said Sec. 33; thence North 89° 10' 21" West a distance of 880.00 ft.; thence North 89° 10' 21" West a distance of 440.00 ft.; thence North 0° 49' 40" East a distance of 757.80 feet; thence South 89° 10' 21" East a distance of 470.00 ft.; thence South 0° 49' 40" West a distance of 308.00 ft.; thence South 89° 10' 21" East a distance of 131.82 ft. to the TRUE POINT OF BEGINNING, said point being the southeasterly corner of a tract of land conveyed to Earl Lee Dunn as recorded in Book 71 of Deeds at Page 58; thence North 89° 10' 21" West along the South line of said Dunn tract a distance of 48.88 ft.; thence North 20° 36' 52" East to the North line of said Dunn tract; thence South 89° 10' 21" East a distance of 21.25 ft. to the Northeast corner of said Dunn tract; thence Southerly along the East line of said Dunn tract to the TRUE POINT OF BEGINNING.



to SKAMANIA COUNTY.

(3) That in addition to quitclaiming his interest in the  
aforescribed real property LEE DUNN hereby gives to SKAMANIA  
COUNTY that certain Cedar tree which is now standing in the middle  
of the turn-around which is located upon said property so long as  
said Cedar tree stands. However, if the County should at some time  
find it necessary to cut said tree it shall revert back to LEE DUNN.

(4) That if FARNSWORTH ROAD should be widened some time in  
the future, SKAMANIA COUNTY will not attempt to acquire, in any man-  
ner, any additional right-of-way to the West of said FARNSWORTH ROAD  
as it is now built, but will use right-of-way from the East which  
the County presently owns.

(5) SKAMANIA COUNTY agrees to allow LEE DUNN access on to  
FARNSWORTH ROAD at a point of his choosing and further agrees to al-  
low LEE DUNN to fill the tow of FARNSWORTH ROAD so as to enable him  
to seed the same; that SKAMANIA COUNTY agrees not to spray the seed-  
ed area in the future.

IN WITNESS WHEREOF, the parties hereto have executed this  
agreement the day and year first above written.

Lee Dunn  
LEE DUNN

SKAMANIA COUNTY  
BOARD OF COUNTY COMMISSIONERS

G. Ballahan Chairman

Eric Meder Commissioner

William V. Benson Commissioner

ATTEST:

Larry M. Olson  
County Auditor and Ex-Officio Clerk of  
the Board

## LEGAL DESCRIPTION FOR LEE DUNN:

A tract of land in the Northeast quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, described as follows:

Beginning at the East one quarter corner of said Section 33;

thence North 89° 10' 21" West a distance of 880.00 feet;

thence North 89° 10' 21" West a distance of 440.00 feet;

thence North 0° 49' 40" East a distance of 757.80 feet;

thence South 89° 10' 21" East a distance of 470.00 feet;

thence South 0° 49' 40" West a distance of 308.00 feet;

thence South 89° 10' 21" East a distance of 131.82 feet to the TRUE POINT OF BEGINNING, said point being the southeastly corner of a tract of land conveyed to Earl Lee Dunn as recorded in Book 71 of Deeds at page 58;

thence North 89° 10' 21" West along the south line of said Dunn tract a distance 48.88 feet;

thence North 20° 36' 52" East to the north line of said Dunn tract;

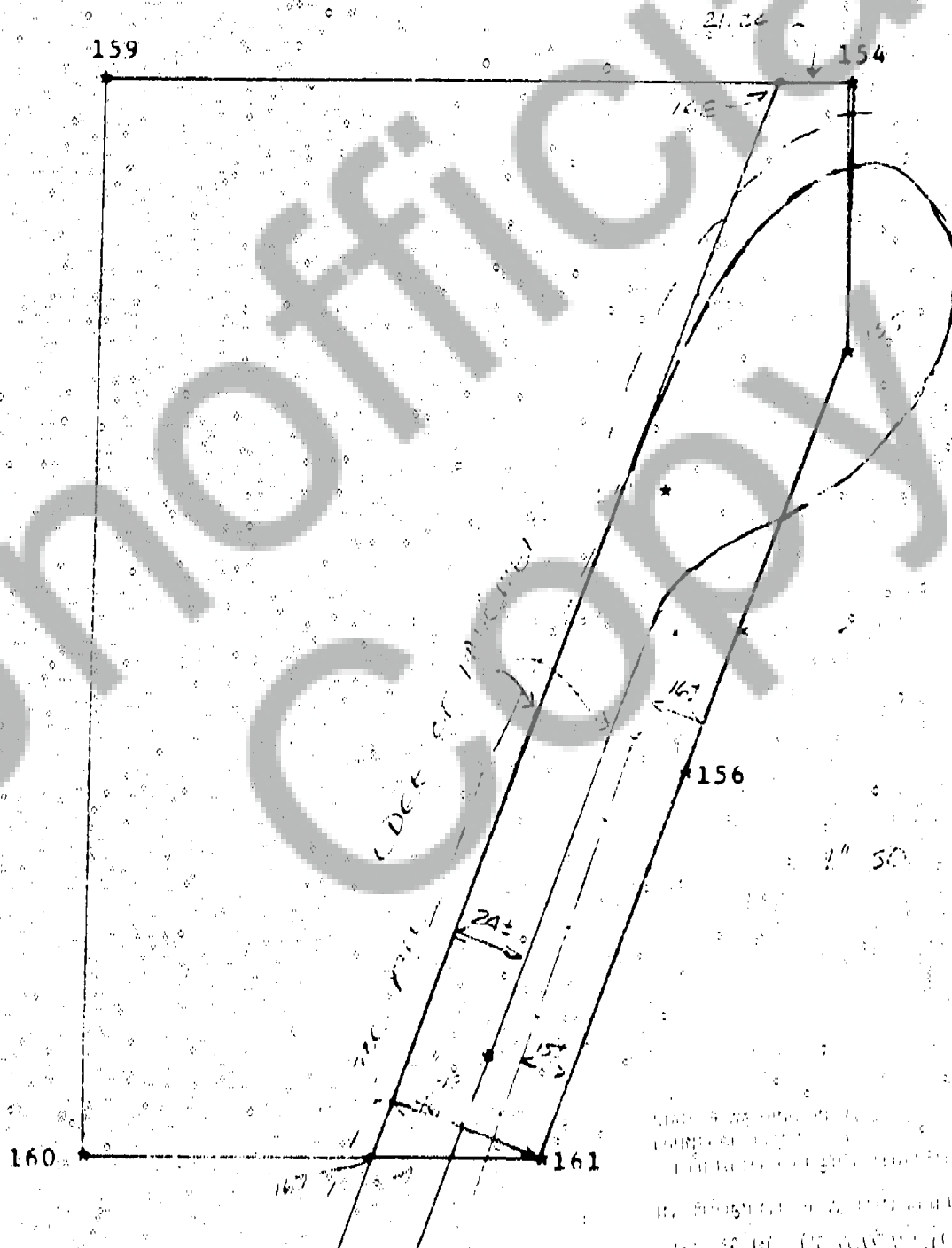
thence South 89° 10' 21" East a distance of 21.25 feet to the northeast corner of said Dunn tract;

thence southerly along the east line of said Dunn tract to the TRUE POINT OF BEGINNING.

988324

BOOK 6

PAGE 946

[illegible]

*John Olson*