1-5-16-300

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THE PARTY OF THE P

GRANT OF EASEMENTS

THIS GRANT OF easements dated this 28 day of January. 1985, by and between Sidney L. Bryant and Dorothy L. Bryant X husband and wife, Loren Mac Arthur and Sandra Mac Arthur, husband and wife, herinafter called the "parties of the first part;" and Linwood J. Talsma and Margaret A. Talsma, husband and wife and Donald R. Souder, a single man, hereinafter called the "parties of the second part;" WIINESSETH:

RECITALS

- It is the intent herein of the parties of the first part to grant and convey to the parties of the second part an easement over real property owned by them, and, in consideration of that that grant, it is the intent of the parties of the second part to grant and convey to the parties of the first part an easement over real property owned by them.
- 2. The consideration herein is the mutual benefit received by the mutual grant herein given by one party to the other.

NOW THEREFORE, the party of the first part and the party of the second part do hereby grant and convey each to the other the following mutual GRANT OF FASEMENTS:

A. The party of the first part owns real property in Skamania County, Washington, described as follows:

A portion of the West Half of Section 16, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a point that is on the centerline of a road, which point is South 10 08' 38" East a distance of 2593.28 feet (Washington Coordinate System, South Zone) from an iron pipe at the Northwest corner of said Section 16: thence North 01 13' 00" West along said centerline 340

feet; thence (leaving said centerline) North 88 05 15" East a distance of 1257.60 feet, more or less, to the West Right of Way line of State Highway No. 14; thence Southerly along said right of way line 370 feet, more or less, to a point which bears North 89 00 00" East from the Point of Beginning; thence South 89 00 00" West 1308.57 feet, more or less, to the point of beginning.

5. The party of the second part owns property in Skamania

County, Washington, described as follows:

A portion of the West half of Section 16, Townshin 1 North, Range 5 East of the W.M., Skamania County, Washington, described as follows:

Beginning at a point that is on the centerline of a road, which point is South 10 08' 38" East a distance of 2593.2 feet (Washington Coordinate System, South Zone) from the Northwest corner of said Section 16; thence South 01 13' 00" West along said centerline 76.32 feet; thence along the arc of a 200 foot radius curve to the right for an arc distance of 180.29 feet; thence South 50 26' 00" West 153.39 feet; thence (leaving said centerline) East 1515.09 feet, more or less, to the West right of way line of State Highway No. 14; thence Northerly along said right of way line 327 feet, more or less, to a point North 89 00' 00" East of the True Point of Beginning; thence South 89 00' 00" West 1308.57 feet, more or less to the True Point of Beginning.

C. The parties of the first part hereby grant and convey to the parties of the second part the following:

An easement for ingress, egress and utilities over, under and across a strip of land 30 feet in width and 650 feet in length, more particularly described as follows:

Commencing at the Southwest corner of the property described in paragraph A above owned by the party of the first part, thence Easterly along the Southerly line thereof to the East line of "Oregon View Drive" and the True Point of Beginning; thence Northerly along the East right of way line of "Oregon View Drive" a distance of 30 feet; thence Easterly parallel with and 30 feet from (as measured at right angles thereto) the Southerly line of said property, a distance of 650 feet; thence South 30 feet to the Southerly line of said property, thence Westerly along said Southerly line to the True Point of Beginning.

b. The party of the second part hereby grant and convey to the party of the first part the following:

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An easement for ingress, egress and utilities over, under and across a strip of land 30 feet in width and 650 feet in length, more particularly described as follows:

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Commencing at the Northwest corner of the property of the party of the first part described in paragraph B above; thence Easterly along the Northerly line thereof to the East right of way line of "Oregon View Drive" and the True Point of Beginning; thence Southerly along the East Right of Way line of "Oregon View Drive" a distance of 30 feet (as measured at right angles to the North line of said property); thence Westerly parallel with and 30 feet South of the Northerly line of said property 650 feet, more or less, to the terminus of the Northerly line of the easement described in paragraph C above extended Southerly; thence North 30 feet to the Northerly line of said property; thence Westerly along said Northerly line 650 feet, more or less, to the True Point of Beginning.

- 3. It is the intent of this instrument to create an easement 60 feet in width and 650 feet in length extending from the Easterly Right of Way line of "Oregon View Drive" as said road is more fully described in instrument dated August 17, 1981, recorded August 21, 1981 in Book 80 of Deeds, Page 215, under Auditor's File No. 92979, records of Skamania County, Washington; the centerline of said easement being the East and West boundary line of the property of the parties hereto.
- 4. It is further the intention of the parties that the easements herein conveyed shall be non-exclusive and run with the lands burdened by said easements, and be apprutenant to the lands benefitted thereby.

IN W	TITNESS WHEREOF,	the parties	have set their l	nands and scals
this	_ day of	, 1984,	the day and year	r first above
written.				
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Lou	en Macor	free,	Margarit	a Johna
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- County of Wash ss.	96321 PAGE SAFEC
On this day personally appeared be	
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acknowledged to me that	signed the same asfree and voluntary act and deed f
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ARY Given unde	er my hand and official seal this 22 day of 0 19
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00 8	
Notary Public in and	d for the State of Washington, residing at Camua
TL-34 R1 8/74 SAFECO Title Insu	urance Company — ACKNOWLEDGMENT — ORDINARY
STATE OF WASHINGTON,	CALCOS
County of C/ARK Sss.	SAFEC
On this day personally appeared be	fore me LOREN C MACAF
Sander K m	MAR DOTHER
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