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1-5-16-300



BOOK 84 PAGE 258

#### GRANT OF EASEMENTS

THIS GRANT OF easements dated this 28 day of January, 1985, by and between ~~Sidney L. Bryant~~ <sup>LM</sup> and ~~Dorothy L. Bryant~~ <sup>LM</sup>, husband and wife, Loren Mac Arthur and Sandra Mac Arthur, husband and wife, hereinafter 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, <sup>Purchaser on Land Contract,</sup> hereinafter called the "parties of the second part;" WITNESSETH:

#### RECITALS

1. 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 EASEMENTS:

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

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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.

B. The party of the second part <sup>exclusive of Donald Souder</sup> owns 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 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.

D. 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:

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 appurtenant to the lands benefited thereby.

IN WITNESS WHEREOF, the parties have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 1984, the day and year first above written.

Donald R. Bender  
Loren C. MacArthur  
Sandra R. MacArthur

Linwood J. Tolma  
Margaret R. Tolma



STATE OF WASHINGTON,

County of Clark

ss. 98321

BOOK 84

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SAFECO

On this day personally appeared before me Ronald Linder

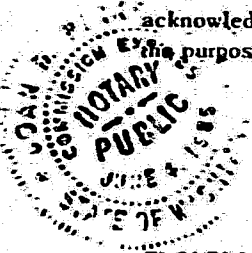
to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 23 day of Dec. 1984

Stan D. Dinkster

Notary Public in and for the State of Washington, residing at Camas

SAFECO Title Insurance Company — ACKNOWLEDGMENT — ORDINARY



STATE OF WASHINGTON,

County of CLARK

ss.

SAFECO

On this day personally appeared before me Loren C. MacArthur

Sandra K. MacArthur

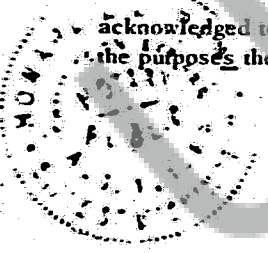
to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that They signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 12 day of Dec. 1984

Howard J. Dinkster

Notary Public in and for the State of Washington, residing at Camas

SAFECO Title Insurance Company — ACKNOWLEDGMENT — ORDINARY



STATE OF WASHINGTON,

County of Franklin

ss.

SAFECO

On this day personally appeared before me Linnard J. Talisma and

Margaret A. Talisma, his wife;

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 23rd day of Jan 1985

James Louis Dinkster  
My Commission Expires Sept. 3, 1992

Notary Public in and for the State of Washington, residing at Penton

Arkansas  
SAFECO Title Insurance Company — ACKNOWLEDGMENT — ORDINARY

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