

105116

BOOK 110 PAGE 70

FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLE

JUL 8 11 44 AM '88

E. M. Olson
AUDITOR
GARY M. OLSON

DRIVEWAY EASEMENT DEED

1117-2393

ALBERT A. HAMILTON and JOANN HAMILTON, husband and wife, herein called the Grantors, in recognition of Grantees Prescriptive rights and for other good and valuable consideration, do hereby GRANT, CONVEY and WARRANT to THOMAS RAYMOND RUTHERFORD and CAROLGENE VERNA RUTHERFORD, husband and wife, herein called GRANTEES, their heirs, successors or assigns, a permanent non-exclusive easement for the use and purpose herein stated, situated in the County of Skamania, State of Washington, described as follows:

An easement equal in width to an existing asphalt driveway together with two (2) feet on either side thereof and in its present location, over and across the Northeast Corner of Grantors' real property described as:

A tract of land in the SE 1/4 of Sec. 20, Twnshp 3N, Range 10E, WM as follows:

Beginning at the SW corner of Underwood Crest Addition, according to the official plat thereof filed in Vol. A. page 154 official records of Skamania County. Said point being on the Northerly line of County Rd. # 3041 (Cook-Underwood Rd), thence along the Westerly boundary of said addition North 00° 10' 17" East 309.96 ft. to the NW corner of Lot 1 Block 2 of said subdivision, said point being on the Southerly right-of-way line of Hale Drive, thence Southwesterly along the Southerly right-of-way line of Hale Drive to the NE corner of a tract of land conveyed to Thomas E. and Janet S. Gross by Deed recorded in Book 73 of Deeds at pg. 946, thence South 05° 17' 48" East 300 feet more or less to the Northerly right-of-way line of County Rd. # 3041; thence continuing along the Northerly right-of-way line of said Road 50 feet more or less to the SW corner of said Underwood Crest Addition to the true point of beginning.

Except, that portion conveyed by Quit Claim Deed recorded 4/18/75 in Book 68 of Deeds at pg. 724, records of Skamania County, Washington.

By _____
In _____
In _____
For _____
Signed _____

Said easement and driveway shall be appurtenant to and run with the grantees' land described as:

Lot 1, Block 2 of Underwood Crest Addition according to the plat thereof recorded in the office of the Skamania County Auditor in Vol. A of Plats, page 154.

Grantors reserve, however, the right to jointly use this easement for their driveway purposes, and Grantees agree that Grantors may construct a connecting access thereto, so long as such connection shall be made in a manner which does not damage the existing asphalt driveway of Grantees in connecting thereto, or by subsequent useage.

Any costs and expenses for easement maintenance shall be the equal responsibility of the Grantors and Grantees or their successors; and, in the event that this easement shall be abandoned or no longer used for driveway purposes by Grantees, then the same shall be extinguished and all interests conveyed herein shall cease.

Useage by each of the parties hereto shall at all times be in a manner consistent with the other parties' access and useage rights and not in derogation thereof.

DATED this 7th day of July, 1988.

GRANTORS:

Albert A. Hamilton

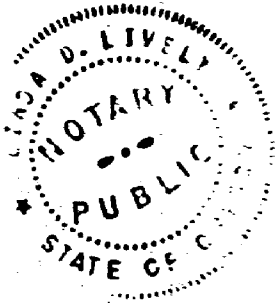
Joann D. Hamilton

STATE OF Oregon) ss.
COUNTY OF Hot River

On this day personally appeared before me Albert A. Hamilton and Joann Hamilton, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF, I have set my hand and official seal this 7
day of July, 1988.



Linda D. Lively
Notary Public in and for the State
of Oregon, residing at
Wood River, therein.
My commission expires 6-27-89

Unofficial Copy

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Except, that portion conveyed by Quit Claim Deed recorded 4/18/75, in Book 68 of Deeds at pg. 724, records of Skamania County, Washington.

By: *[Signature]*
In: *[Signature]*
Wit: *[Signature]*
Dated: *[Signature]*

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DATED this 7th day of July, 1988.

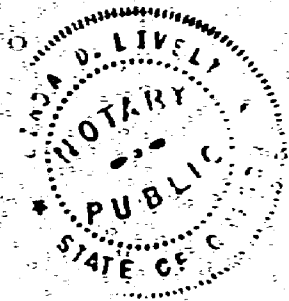
GRANTORS:

Albert A. Hamilton
Joann D. Hamilton

STATE OF Oregon)
COUNTY OF Hood River) ss.

On this day personally appeared before me Albert A. Hamilton and Joann Hamilton to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and official seal this 7
day of July, 1988.



Linda D. Lively
Notary Public in and for the State
of Oregon, residing at
Hand River, therein.
My commission expires 6-27-89

Unofficial Copy