

FILED FOR RECORD
SKAMANIA CO, WASH
BY Bob Hughes

MAR 27 2 31 PM '96

O'Leary
AUDITOR
GARY M. OLSON

124888

BOOK 156 PAGE 223

EASEMENT

STATE OF WASHINGTON)
) ss.
County of Skamania)

As Personal Representative of the Estate of Vivian Ruth Dodge, David Clifford Dodge, (Grantor), for and in consideration of the sum of TEN dollars (\$10.00) and other valuable consideration, hereby acknowledges, and by this agreement does GRANT TO Clifford Kenneth Claxton and Debbie V. Claxton, husband and wife (Grantees), present owners of the parcels known as tax lots 5800 and 5801, located West and adjacent to the parcel owned by Grantor, and more fully described below:

THE EAST 100 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT A POINT ON THE WEST LINE OF THE SAID GOVERNMENT LOT 1 MARKED BY THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 34 AFORESAID; THENCE SOUTH 313 FEET; THENCE NORTH 79° EAST 142 FEET; THENCE NORTH 313 FEET; THENCE SOUTH 79° WEST 142 FEET TO THE POINT OF BEGINNING; TOGETHER WITH ALL REAL PROPERTY LYING SOUTH OF SAID TRACT AND WITHIN THE EASTERLY AND WESTERLY LINES OF SAID TRACT EXTENDED SOUTHERLY TO THE MEANDER LINE OF THE COLUMBIA RIVER, AND SHORELANDS OF THE SECOND CLASS CONVEYED TO THE STATE OF WASHINGTON AND

SKAMANIA COUNTY TREASURER

PAID

NA

MAR 27 1996

REAL ESTATE EXCISE TAX

NA

1 - EASEMENT

Gary M. Olson, Skamania County Auditor
Date 3-27-96, Parcel # 2-6-34-1-4-580-
-5801
-5800
-5900
Ull

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FRONTING AND ABUTTING UPON SAID REAL PROPERTY.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ROAD 12 FEET IN WIDTH ADJACENT TO THE ABOVE DESCRIBED TRACT ON THE WEST AS MORE PARTICULARLY DESCRIBED IN DEED DATED FEBRUARY 12, 1969, AND RECORDED FEBRUARY 13, 1969, AT PAGE 176 OF BOOK 60 OF DEEDS, UNDER AUDITOR'S FILE NO. 70792, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

located in the County of Skamania, State of Washington, and to all future owners of said parcel, a perpetual easement six (6) feet in width and approximately 335 feet in length for use as a privacy planting area and for the construction, maintenance, repair, and improvement of fencing and related facilities, upon, under, and across lands now owned by Grantor and located in the County of Skamania, State of Washington, known as tax lot 5900, said Easement area more fully described as:

THE WESTERLY SIX FEET (6') OF THE FOLLOWING REAL PROPERTY:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 30 OF BLOCK ONE OF WOODARD MARINA ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGES 114 AND 115 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE WESTERLY 80 FEET ALONG A CURVE TO THE LEFT THE RADIUS OF WHICH IS 250 FEET AND THE RADIUS POINT OF WHICH BEARS SOUTH 02° 56' 50" WEST FROM THE NORTHWESTERLY CORNER OF THE SAID LOT 30; THENCE NORTH 08° WEST 40 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON THE AFORESAID PLAT, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING

Gary H. Martin, Skamania County Auditor
 Date 3-27-86 File 2-6-34-1-4-5802
 - 5811
 - 5800
 - 5900

THE SOUTHERLY LINE OF RIVERSIDE DRIVE AFORESAID 54.67 FEET TO A POINT NORTH OF THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.A. SAMS AND W.L. SAMS BY DEED DATED SEPTEMBER 3, 1936, AND RECORDED MARCH 1, 1937, AT PAGE 204 OF BOOK "Z" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 00° 08' EAST 313.26 FEET; THENCE EAST 85.03 FEET TO A POINT SOUTH 08° EAST FROM THE INITIAL POINT; THENCE NORTH 08° WEST 290.94 FEET TO THE INITIAL POINT;

TOGETHER WITH ALL REAL PROPERTY LYING SOUTH OF SAID TRACT AND WITHIN THE EASTERLY AND WESTERLY LINES OF SAID TRACT EXTENDED SOUTHERLY TO THE MEANDER LINE OF THE COLUMBIA RIVER, AND SHORELANDS OF THE SECOND CLASS CONVEYED BY THE STATE OF WASHINGTON AND FRONTING AND ABUTTING UPON SAID REAL PROPERTY.

This easement is subject to the following conditions:

1. The Grantees shall have the right to ingress or egress over the land for the purpose of constructing, maintaining and reconstructing fencing and related facilities, and to plant, trim and maintain privacy plantings.
2. The parties hereto, not wishing to incur the cost of a survey to locate the exact boundary, and wishing to avoid any conflicts relating to possible encroachments, do hereby agree and it is expressly understood, that the existing fence, or new fencing to be constructed, may be placed within this easement area.
3. Grantees and their successors and assigns, shall have the right to use and occupy the surface of said property for any purpose consistent with the rights and privileges herein granted which will not endanger or interfere with the construction, maintenance, and operation of the Grantor's property and related

facilities. Nothing herein contained shall be construed to mean that Grantees' right to erect or maintain fencing or to install or maintain privacy plantings shall be deemed an obligation to do so.

4. I, hereby bind Grantor and grantor's heirs and assigns, and representatives to the rights conveyed herein unto the owners of Lots 5800 and 5801, their successors and assigns.

IN WITNESS WHEREOF, my, hand this 25 day of March, 1996.

David Clifford Dodge
David Clifford Dodge,
Personal Representative of the
Estate of Vivian Ruth Dodge

STATE OF OREGON)
) ss.
County of _____)

On this day personally appeared before me David Clifford Dodge to me known to be the individual described herein and who executed the foregoing instrument as Personal Representative of the Estate of Vivian Ruth Dodge signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of March, 1996.



Patricia A. Heide
Notary Public for the State of Oregon
My Appointment Expires: 11/27/99