

Howard and Debra K. Rogers, husband and wife, hereinafter called Grantor, grants and conveys to Arthur C. Beagle, hereinafter called Grantee, a permanent, nonexclusive easement of 30 feet wide and approximately 328.87 feet long over the existing property line on the south border of Lot 3 of High Country Estates. This easement will run from the Southeast corner of Lot 3 and continue along the south border of the property to the Southwest corner of Lot 3 and a permanent nonexclusive easement of 20 feet on the Northwest property corner going South 250 feet past the road and well of Lot 2 in High Country Estates. The Grantor will have no claim on well or road.

The easement is granted subject to the following terms and conditions:

1. Said easement is appurtenant to and shall run with the following described real property now owned by Grantee in Skamania County, Washington:

The south half of the southwest quarter of Section 15, Township 7 North, Range 5 East, W.M.

2. Grantee, their agents, independent contractors and invitees, shall have the right to use and maintain the subject road for ordinary purposes of ingress to and egress from Grantees' above-described appurtenant real property.
3. This is not an exclusive easement, but is subject to the right of Grantor to use the subject road. Grantor and Grantees shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the other.
4. Grantees may cut, trim and clear any trees or brush which might extend over the road or which might otherwise be hazardous to Grantees' use of said road.
5. This easement is granted subject to all prior easements or encumbrances of record. It shall inure to and bind the successors and assigns of the parties and shall constitute

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covenants running with the said lands of Grantor and Grantees.

6. Grantees shall cause this instrument to be recorded in the office of the auditor of Skamania County, Washington and shall pay any and all excise taxes imposed on this transaction.

7. This easement supersedes all prior agreements and easements by and between the parties relating to the subject road.

Dated this 19th day of April, 1994.

[Signature]

FILED FOR RECORD.
SKAMANIA CO, WASH
BY Arthur Beagle

MAY 6 2 59 PM '96
Olson
AUDITOR
GARY M. OLSON

[Signature]

Subscribed and Sworn to before me this 19 day
of April 1994
Notary Public in and for the State of Washington
Residing in Spokane My Commission
expires April 25, 1997

[Signature]
Linda M. Gunderson

