

136148

BOOK 192 PAGE 740

FILED IN RECORD
SPRINGFIELD, WASH
BY Mark King

Aug 30 11 28 AM '99

J. Moser

ASSISTANT

REAL ESTATE EXCISE TAX GARY H. OLSON

NA

AUG 30 1999

PAID NA

JW

SKAMANIA COUNTY TREASURER

PIPELINE EASEMENT

Return To:

Mark King
NW Lake Dev. HOA
172 Upper Lakeview
White Salmon, WA 98672

Prepared	
Entered	
Indexed	
Filed	
Noted	

GRANTOR: SCOTT MAYTUBBY and ATSUKO BURSETT, co-owners of real property located in the W1/2 of the W/2 of Section 3, T3N, R10E, WM, more particularly described in Book 172, Page 70 in the land records of Skamania County, Washington, and designated as Tax Lot #03-10-03-00-0204-00 ("Grantor's Property"). Grantor's Property is additionally shown on the preliminary short plat map, attached as Exhibit A, found on page 3 of this Easement ("Maytubby Short Plat").

GRANTEE: NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS' ASSOCIATION, a non-profit Washington corporation.

EASEMENT: Grantor, for good and valuable consideration, hereby grants unto Grantee a perpetual nonexclusive easement to access and maintain an existing underground water pipeline over Lot #1 of the Maytubby Short Plat. This easement includes the following: i) access by Grantee to and across the Grantor's Property to inspect, repair, and maintain the pipeline, its ports or fire hydrant, as necessary; and ii) emergency access by Grantee and any fire fighting persons to and across Grantor's Property in order to access the pipeline, its ports or fire hydrant,

Gary H. Martin, Skamania County Assessor

SUBJECT TO AND UPON the following conditions: Date 8-30-99 Parcel # 3-10-3-204 *HW*

1. The purpose of this easement is to provide Northwestern Lake Development with access to a water supply for fighting fires.
2. After a home has been built on Lot #1 of the Maytubby Short Plat, except in the case of emergency, Grantee shall provide Grantor with at least 10 days verbal notice prior to entering upon Grantor's property.
3. Grantor, at its expense, may eliminate the vertical standpipe access point on the pipeline which is located on Grantor's Property, so long as the underlying juncture remains unimpeded, and the horizontal access port immediately east of this juncture remains accessible, and shall obtain all necessary permits and inspections to perform this work.

4. This easement shall run with the land and is binding upon and shall inure to the benefit of the parties hereto, their successors, assigns, transferees, and grantees.

DATED this 30 day of Aug, 1999.

GRANTOR:

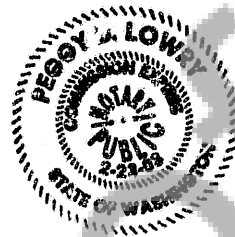
Scott Maytubby
Scott Maytubby

Atsuko Bursett
Atsuko Bursett

STATE OF Washington)
County of Skamania) 55

I certify that I know or have satisfactory evidence that Scott Maytubby and Atsuko Bursett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30th day of August, 1999.



Name Peggy B. Lowry
Notary Public in and for the
State of Washington
Commission expires: 2/23/03

