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BOOK 192 PAGE 88

FILED IN RECORD
SKAMANA COUNTY, WASH
BY SKAMANA CO. TITLE

AUG 5 1 42 PM '99

G. Lowry
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Timothy & Kaeli Waters

Address PO Box 905

City/State Carson, WA 98610

SEA 22803

Document Title(s): (or transactions contained therein)

1. Easement Deed & Indemnification
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Carter, Jerry C.
2. Carter, Marv L.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Waters, Timothy J.
2. Waters, Kaeli S.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

NW 1/4 of the SE 1/4 of S17, T3N, R8E

Gary H. Martin, Skamania County Assessor

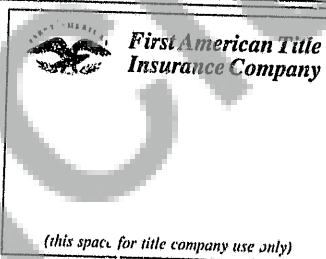
Date 8-5-99 Parcel # 3-872-4-801

☐ Complete legal description is on page 4 of document

Assessor's Property Tax Parcel / Account Number(s): 03-08-17-4-0-0800-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



EASEMENT DEED AND INDEMNIFICATION

For and in consideration of good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor, Jerry C. Carter and Mary L. Carter, husband and wife, convey and warrant to and Timothy J. Waters and Kaeli S. Waters, husband and wife, as contract purchasers of the dominant estate, their successors and assigns, a nonexclusive easement for ingress and egress fifteen feet in width located approximately as indicated on Exhibit "A" attached hereto and by this reference incorporated herein, under, over, through and across the property described in Exhibit "B", attached hereto and by this reference incorporated herein (the "servient estate"), for the use and benefit of the property described on Exhibit "C" attached hereto and by reference incorporated herein (the "dominant estate"), for ingress and egress to the dominant estate, in perpetuity.

Grantees will fully indemnify and hold Grantor harmless from any loss or injury that may occur by reason of Grantees use of this easement or by the permissive use of this easement by others, and shall maintain premises liability insurance sufficient to protect against any such loss or injury.

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IN WITNESS WHEREOF this easement is executed as of this _____
day of _____, 19____.

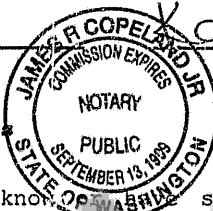
SELLERS:

Jerry Carter
Mary Carter

PURCHASERS:

Timothy J. Waters
Kaeli S. Waters

STATE OF WASHINGTON)
County of Skamania)



I certify that I know or have satisfactory evidence that
Jerry C. Carter and Mary L. Carter 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.

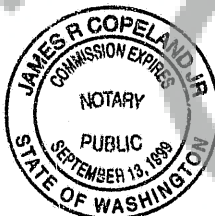
Dated this 3 day of August, 1999.

James R. Copeland Jr.
Notary Public in and for the
State of Washington.
Commission expires 9-13-99

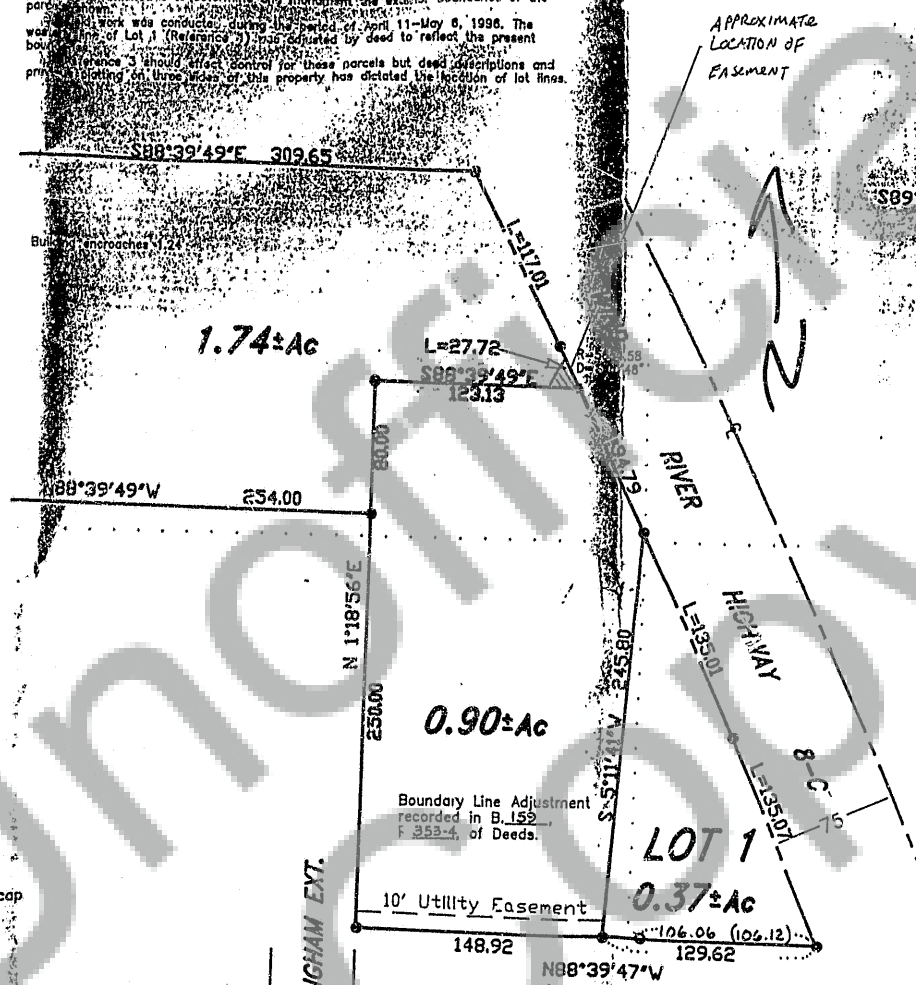
STATE OF WASHINGTON)
County of Skamania)

I certify that I know or have satisfactory evidence that
Timothy J. Waters and Kaeli S. Waters 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 3 day of August, 1999.



James R. Copeland Jr.
Name James R. Copeland Jr.
Notary Public in and for the
State of Washington.
Commission expires 9-13-99

[illegible]

The description of the total parcel may be found in Book 61, Page 143, Book 61, Page 930 and Book 77, Page 983 of Deeds, records of Skamania County Auditor.

EXHIBIT "A"

EXHIBIT "B"

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the center of said Section 17; thence South $89^{\circ} 59'$ East 30 feet; thence South 380 feet; thence South $89^{\circ} 55'$ East 208 feet to the initial point of the tract hereby described; thence South 208 feet; thence South $89^{\circ} 55'$ East 418 feet, more or less, to the Westerly line of the 150 foot right of way granted to the State of Washington for State Secondary Highway No. 8-C by deed dated October 20, 1956, and recorded at Page 490 of Book 42 of Deeds, Records of Skamania County, Washington; thence in a Northerly direction following said Westerly line to a point South $89^{\circ} 55'$ East from the initial point; thence North $89^{\circ} 55'$ West 310 feet, more or less, to the initial point.

EXCEPT that portion Conveyed to Jerry Carter et ux by instrument recorded April 2, 1997 in Book 163, Page 940.

Gary H. Martin, Skamania County Assessor

Date 8-5-99 Parcel # 9-8-12-4-801

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EXHIBIT "B"

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the center of said Section 17; thence South $89^{\circ} 59'$ East 30 feet; thence South 380 feet; thence South $89^{\circ} 55'$ East 208 feet to the initial point of the tract hereby described; thence South 208 feet; thence South $89^{\circ} 55'$ East 418 feet, more or less, to the Westerly line of the 150 foot right of way granted to the State of Washington for State Secondary Highway No. 8-C by deed dated October 20, 1953, and recorded at Page 490 of Book 42 of Deeds, Records of Skamania County, Washington; thence in a Northerly direction following said Westerly line to a point South $89^{\circ} 55'$ East from the initial point; thence North $89^{\circ} 55'$ West 310 feet, more or less, to the initial point.

EXCEPT that portion Conveyed to Jerry Carter et ux by instrument recorded April 2, 1997 in Book 163, Page 940.

G. Martin, Skamania County Assessor

Date 5-5-99 Parcel # 9-8-17-4-801

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EXHIBIT "C"

A strip of land located in the Northwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County Washington, described as follows:

Commencing at the center of said Section 17; thence South $89^{\circ} 55'$ East, 30 feet; thence South 380 feet; thence South $89^{\circ} 55'$ East, 208 feet; thence South 208 feet; thence South $89^{\circ} 55'$ East, 254 feet to the point of beginning; thence at a right angle of $89^{\circ} 58' 45''$ from said last course for a distance of 80 feet; thence South $89^{\circ} 55'$ East, 123.13 feet to the Westerly line of the 150-foot right of way granted to the State of Washington for Highway 8 C by deed dated October 20, 1958 and recorded at Book 42, Page 419 of Deeds, records of said County; thence Southeasterly on said right-of-way along a curve concave to the Southwest having a radius of 5654.58 feet through a central angle of $60^{\circ} 54' 24''$ and a distance of 89.49 feet to a point lying South $89^{\circ} 55'$ East from the point of beginning; thence North $89^{\circ} 55'$ West 163.21 feet to the point of beginning.