

ROAD EASEMENT AND MAINTENANCE AGREEMENT

SK 1182

The undersigned, JACK L. BELL and PATRICIA J. BELL, husband and wife, being the owners of the following described real property situated in Skamania County, State of Washington, to-wit:

The South 1700 feet of the East half of the West half of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, State of Washington.

EXCEPT that portion lying South of the County Road right of way.

ALSO EXCEPT the County Road right of way,

do hereby grant and dedicate to and for the use and benefit of all present and future owners of any portion of the above described property, their heirs, personal representatives, and assigns, an easement for ingress and utilities, sixty feet (60') in width, across the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, being 20 feet to the East and 40 feet to the West of the following described line:

BEGINNING at a point on the East line of the Southwest quarter of the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, said point being 630 feet North of the intersection of said line and the Huckins-Buhman County Roads; thence in a Southwesterly direction 630.7 feet to an intersection with the center line of Huckins-Buhman Road, 20 feet Westerly of, when measured at right angles, the East line of the Southwest quarter of the Southwest quarter of said Section 30.

EXCEPT County Roads,

and do further hereby grant and dedicate for the use and benefit of such present and future owners of any portion of the above described property, their heirs, personal representatives and assigns, an additional easement for ingress, egress and utilities, sixty feet (60') in width, across the Southwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian being 30 feet to either side of the following described center line:

BEGINNING at a point on the West line of the East half of the Southwest quarter of said Section 30, said point being 8,506 feet North of the Southwest corner of the East half of the Southwest quarter of said Section 30; thence North 00°47'51" East along the West line of the East half of the Southwest quarter a distance of 618.00 feet to the South line of Lot 4 of Short Plat recorded in Book 2, page 120-C, records of Skamania County, Washington.

and do further hereby grant and dedicate to and for the use and benefit of such persons an easement for ingress, egress and utilities, ten feet (10') in width adjacent to the West right of way line of South 145 feet of the above last described easement.

The parties do further make and adopt the following declarations and covenants relating to the maintenance of the roadway constructed upon such easement, and hereby specify that such declarations and covenants shall be appurtenant to and run with the land and shall be binding upon all parties and all persons claiming under them and shall inure to the benefit of each owner of any portion of said property, to-wit:

WILLIAM L. CAHMAN

JACK L. BELL

PATRICIA J. BELL

SKAMANIA COUNTY, WASHINGTON