

## EASEMENT

THE GRANTOR, VINNIE DAVIS, a widow, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and grants to VaLu INVESTMENT, INC., a corporation, the Grantee, and to its successors and assigns, an easement of right of way 80 feet in width over and across the following described real estate in Skamania County, Washington, to-wit:

BEGINNING at a point on the South line of the Northwest quarter of the Southeast quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, North 88°49'10" West 60.00 feet from the Southeast corner of said Northwest quarter of the Southeast quarter of Section 4; thence South 0°10'50" West 60.00 feet; thence South 74°30'48" East to the Northerly right of way line of State Road 120; thence Northeasterly along the said Northerly right of way line 265 feet, more or less, to the South line of the North half of the Southeast quarter of said Section 4; thence North 88°49'10" West along the said South line of the North half of the Southeast quarter of Section 4, 550 feet, more or less, to the point of BEGINNING.

1. NON-EXCLUSIVE: Said easement shall be non-exclusive and Grantor, her heirs and assigns, shall have the right to use the road to be constructed on said easement.

2. DOMINANT ESTATE: Said easement shall be appurtenant to and may be used exclusively for the benefit of the following described real estate in Skamania County, Washington, to-wit:

The Northwest Quarter of the Southeast Quarter of Section Four (4), Township One (1) North, Range Five (5) East of the Willamette Meridian.

3. CONSTRUCTION OF ROAD: Grantee, for itself and its successors in interest in the dominant estate, covenants and agrees to construct a roadway in the easement area within ten (10) years of the date of this instrument. The roadway to be constructed shall have a traveled surface of gravel not less than 20 feet in width.

4. TERMINATION: Should the Grantee or its successors fail to construct said roadway within the time limited, then the easement hereby granted shall automatically expire and terminate without further action by Grantor, her

Easement:

-2-

heirs or assigns.

5. LOCATION: The easement hereby granted shall be 60 feet in width lying 30 feet on either side of the center line of the roadway to be constructed as above provided. Grantee may select the exact location of said roadway within the easement area described above.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 16<sup>th</sup> day of July, 1974.

No. 2703  
TRANSACTION EXCISE TAX

JUL 19 1974

Amount Paid NoneBy Michael O'Brien  
Skamania County Treasurer

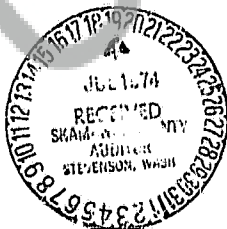
By \_\_\_\_\_

Vinnie Davis  
Grantor

STATE OF WASHINGTON )  
COUNTY OF CLARK ) ss.

On this day personally appeared before me VINNIE DAVIS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of July, 1974.



Dwight A. Emerson  
Notary Public in and for the State of  
Washington, Residing at \_\_\_\_\_

