

CT 3545307

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY CLARK COUNTY TITLE

OCT 12 2 45 PM '93

*P. Lowry*  
AUDITOR

GARY H. OLSON

117645

COVENANT RUNNING WITH THE LAND

1. EFFECTIVE DATE: October 3, 1993. BOOK 138 PAGE 712

2. PARTIES:

a. West One Trust Company, Custodian of IRA Rollover Account FBO Robert G. Dolton, is the owner of two parcels of real property located in Skamania County, Washington, legally described on Exhibits A and B, attached hereto and incorporated herein by reference (hereafter "Trust").

b. Rob R. Pabst and Patty L. Pabst, 429 NW View Ridge Street, Camas, Washington 98607, purchasers of parcel B under a Real Estate Contract being executed simultaneously with this Covenant (hereafter "Pabst").

3. SALE OF PARCEL B: Trust is in the process of selling Parcel B to Pabst. Trust will retain Parcel A in the IRA Rollover Account for the benefit of Robert G. Dolton.

4. COVENANTS: The parties hereby covenant and agree as follows:

a. Pabst agrees not to build or place any modular or mobile home on Parcel B.

b. Trust agrees not to build or place any modular or mobile home on Parcel A.

5. CONSIDERATION. The consideration between the parties is based on the mutual agreements herein and the sale of the Trust parcel to Pabst, which is contingent upon the parties entering into this Covenant.

6. SUCCESSORS BOUND. This Covenant shall run with the land and be appurtenant to the real property described on Exhibits A and B, and all rights and obligations described herein shall be binding on and benefit the heirs, personal representatives, successors, and assigns of the parties.

Registered	<i>b</i>
Indexed	<i>b</i>
Abstracted	<i>b</i>
Filed	
Noted	

2-5-35-2301  
2300

*dw*

IN WITNESS WHEREOF, the parties have executed this Agreement the  
3 day of October, 1993.

WEST ONE TRUST COMPANY  
Custodian FBO Robert G. Dolton IRA

By: *C. Richard Scott*  
Its Asst. Vice President

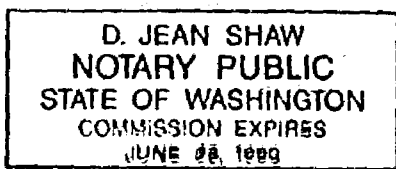
*Rob R. Pabst*  
ROB R. PABST

*Patty L. Pabst*  
PATTY L. PABST

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that ROB R. PABST appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 3<sup>d</sup> day of October, 1993.

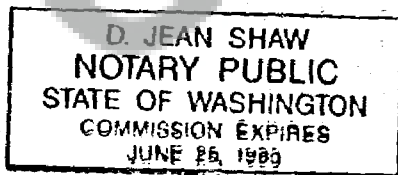


*[Signature]*  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 6-28-96

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that PATTY L. PABST appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 3<sup>d</sup> day of October, 1993.

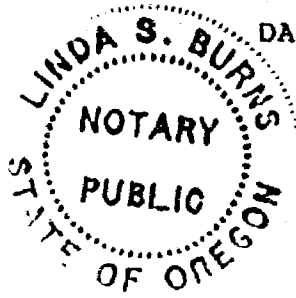


*[Signature]*  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 6-28-96

BOOK 138 PAGE 714

STATE OF Oregon )  
 ) ss.  
County of Multnomah )

I certify that C. Richard George appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Vice President of WEST ONE TRUST COMPANY, Custodian FBO Robert G. Dolton IRA, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



DATED this 5 day of October, 1993.

Linda S. Burns  
NOTARY PUBLIC FOR Oregon  
My Commission Expires: 10-26-94

Unofficial Copy

Exhibit A

A parcel of property lying within Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 33 as shown in a survey by Olson Engineering, Inc. recorded in Book 1 at page 234, records of Skamania County;

THENCE South  $89^{\circ} 42' 40''$  East along the South line of said Northwest quarter 775.00 feet;

THENCE North  $00^{\circ} 17' 20''$  East leaving said South line at right angles 172.88 feet to a point which bears South  $89^{\circ} 42' 40''$  East 21.81 feet from a threaded  $1/2''$  iron rod;

THENCE North  $89^{\circ} 42' 40''$  West 1.52 feet, more or less, to the Southeasterly right-of-way of the Washougal River Road;

THENCE South  $45^{\circ} 12' 31''$  West along said Southeasterly right-of-way 262.02 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South  $45^{\circ} 12' 31''$  West 262.46 feet;

THENCE South  $35^{\circ} 14' 40''$  East leaving said Southeasterly right-of-way 91.33 feet;

THENCE South  $01^{\circ} 33' 45''$  West 210 feet, more or less, to the center of the Washougal River;

THENCE Northeasterly along said center of the Washougal River 170 feet, more or less, to a point which bears South  $01^{\circ} 33' 45''$  West from the TRUE POINT OF BEGINNING;

THENCE North  $01^{\circ} 33' 45''$  East 360 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20 foot easement for recreational purposes only, disclosed by instrument recorded in Book 129, at page 75, records of Skamania County, Washington.

Exhibit B

A parcel of property lying within Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 33 as shown in a Survey by Olson Engineering, Inc. recorded in Book 1 at page 234, records of Skamania County;

THENCE South  $89^{\circ} 42' 40''$  East along the South line of said Northwest quarter 775.00 feet;

THENCE North  $00^{\circ} 17' 20''$  East leaving said South line at right angles 172.88 feet to a point which bears South  $89^{\circ} 42' 40''$  East 21.81 feet from a threaded  $1/2''$  iron rod;

THENCE North  $89^{\circ} 42' 40''$  West 1.52 feet, more or less, to the Southeasterly right-of-way of the Washougal River Road and the TRUE POINT OF BEGINNING;

THENCE South  $45^{\circ} 12' 31''$  West along said Southeasterly line 262.02 feet;

THENCE South  $01^{\circ} 33' 45''$  West leaving said Southeasterly line 360 feet, more or less, to the center of the Washougal River;

THENCE Northeasterly along the center of said Washougal River 1000 feet, more or less, to a point which bears South  $89^{\circ} 42' 40''$  East from the TRUE POINT OF BEGINNING;

THENCE North  $89^{\circ} 42' 40''$  West leaving said Washougal River 555 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20 foot easement for recreational purposes only, disclosed by instrument recorded in Book 129, at page 75, records of Skamania County, Washington.