

AFTER RECORDING RETURN TO  
L. EUGENE HANSON  
ATTORNEY AT LAW  
P O BOX 417  
WHITE SALMON WA 98672

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

Nov 8 11 59 AM '94

*P. Lowry*  
AUDITOR

GARY M. OLSON

121015

EASEMENT DEED AND ROAD MAINTENANCE AGREEMENT

BOOK 146 PAGE 945

WHEREAS, DORIAN C. JONES and HAZEL F. PULE, husband and wife, owners of real property situate in Skamania County, Washington, hereinafter referred to as Grantors, for TEN DOLLARS and other good and valuable consideration, hereby grant, convey and warrant to MICHAEL MARTIN GROVE and WENDY MARIE GROVE, husband and wife, hereinafter referred to as Grantee, a non-exclusive easement for ingress, egress and utilities described as follows:

A non-exclusive easement twelve (12) feet in width for ingress, egress and utilities from Cook-Underwood Road along an existing driveway which meanders over, across and along the easterly line of the following described property situate in Skamania County, Washington, to-wit:

A tract of land located in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Lot No. 2 of the Martin Grove Short Plat No. 1 recorded June 3, 1982, in Book 3 of Short Plats, at page 30 under Auditor's File No. 94174, records of Skamania County, Washington.

WHEREAS, STEPHEN J. CURLEY, a single person, owner of real property situate in Skamania County, Washington, hereinafter referred to as Grantor, for TEN DOLLARS and other good and valuable consideration, hereby grants, conveys and warrants to MICHAEL MARTIN GROVE and WENDY MARIE GROVE, husband and wife, hereinafter referred to as Grantee, a non-exclusive easement for ingress, egress and utilities described as follows:

A non-exclusive easement twelve (12) feet in width for ingress, egress and utilities from Cook-Underwood Road along an existing driveway which meanders over, across and along the westerly line of the following described property situate in Skamania County, Washington, to-wit:

NA A parcel of land within the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Northwest Quarter of

REAL ESTATE EXCISE TAX

NOV 08 1994

PAID NA

*Jul*  
SKAMANIA COUNTY TREASURER

Registered	✓
Indexed, Dir	✓
Indirect	✓
Filed	
Noted	

Glenda J. Kimmel, Skamania County Assessor  
By: 22 Parcel # 3-10-20-1006

Section 29, all in Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest Corner of Lot 2 of Martin Grove Short Plat #1, as shown on the Plat thereof recorded in Book 3 of Short Plats at Page 30, records of said county; thence South 89° 49' 56" East 225 feet along the North line of said Lot 2, extended Easterly; thence along a line parallel with the West edge of said Lot 2, South 0° 18' 59" West, 140 feet to the North edge of Cook-Underwood Road; thence Westerly along said road 225 feet, more or less, to a point lying South 0° 18' 59" West of the Northwest Corner of said Lot 2; thence along the West edge of said Lot 2 North 0° 18' 59" East 140 feet, more or less, to the point of beginning.

EXCEPT Lot 2 of th M. GROVE SHORT PLAT, recorded in Book 3 of Short Plats, Page 30.

SUBJECT TO Rights of the Public in and to that portion lying within Roads.

BOTH EASEMENTS TO THE SOUTH LINE OF, AND FOR THE BENEFIT OF, AND TO RUN WITH THE FOLLOWING DESCRIBED PROPERTY OWNED BY GRANTEE HEREIN:

A parcel of land within the Southeast Quarter of the Southwest Quarter of Section 20 and the Northeast Quarter of the Northwest Quarter of Section 29, ALL in Township 3 North, Range 10 East, W. M., situate in the County of Skamania, State of Washington described as:

Lot 1, M. GROVE SHORT PLAT #1 recorded June 3, 1982, in Book 3 of Short Plats, at page 30 under Auditor's File #94174, except tax Lot 1002 described as follows: Beginning at the Northwest corner of Lot 2 of Martin Grove Short Plat #1, as shown on the plat thereof recorded in Book 3 of Short Plats at Page 30, records of said County; thence South 89° 49' 56" East 225 feet along the North line of said Lot 2, extended Easterly; thence along a line parallel with the West edge of said Lot 2, South 0° 18' 59" West 140 feet to the North edge of Cook-Underwood Road; thence Westerly along said road 225 feet, more or less, to a point lying South 0° 18' 50" West of the Northwest corner of said Lot 2; thence along the West edge of said Lot 2 North 0° 18' 59" East 140 feet, more or less, to the point of beginning. EXCEPT said Lot 2;

Grantors shall allow an easement for reasonable residential use for a single family dwelling. The costs of future maintenance of the easement shall be in relationship to the parties' relative useage thereof.

The road shall be kept in as good a condition as it is now and shall include gravelling and snow removal.

The road servicing the property described herein is not a County Road and that the County of Skamania, State of Washington has no responsibility or obligation as to the maintenance, repair or snow removal of said road.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 20<sup>th</sup> day of October, 1994.

Grantors

Dorian C. Jones  
DORIAN C. JONES

Hazel F. Pule  
HAZEL F. PULE

Stephen J. Curley  
STEPHEN J. CURLEY

STATE OF ~~WASHINGTON~~ <sup>OREGON</sup> )

County of ~~Multnomah~~ <sup>SS</sup> Multnomah

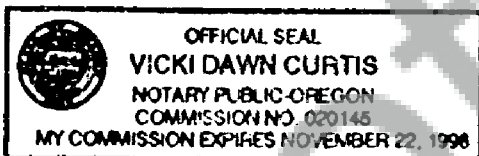
Grantee

Michael M. Grove 11/1/94  
MICHAEL MARTIN GROVE

Wendy M. Grove 11/3/94  
WENDY MARTIN GROVE

I certify that I know or have satisfactory evidence that DORIAN C. JONES and HAZEL F. PULE 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: 10/26, 1994.



Vicki Dawn Curtis  
Notary Public in and for the  
State of Washington. OREGON

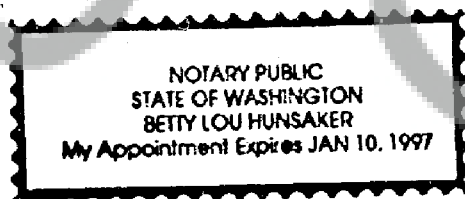
My appointment expires: 11-22-96

STATE OF WASHINGTON )

County of ~~Klickitat~~ <sup>SS</sup> Klickitat

I certify that I know or have satisfactory evidence that STEPHEN J. CURLEY is the person who appeared before me, and said person acknowledged 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: October 20, 1994.



Betty Lou Hunsaker  
Notary Public in and for the  
State of Washington.

My appointment expires: 1-10-97

STATE OF WASHINGTON )

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County of Snohomish<sup>SS</sup>

I certify that I know or have satisfactory evidence that MICHAEL MARTIN GROVE and WENDY MARIE GROVE 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: 11-3, 1994.

Nancy Kay Brewer  
Notary Public in and for the  
State of Washington.

My appointment expires: 3-6-95

