

121599

Filed for record at request of:

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

FEB 7 12 48 PM '95

P. Johnson
AUDITOR
GARY M. OLSON

SC 19150

GRANT OF EASEMENT

WHEREAS, the Grantors John C. Gaines and Barbara J. Gaines, husband and wife, and Stanco Financial Corp., a corporation, are owners or have an ownership interest, in the following described real property:

Lot 16 Northwestern Lake Development Subdivision as recorded in Book B, Page 73 records of Skamania County, Washington, located in Section 3, T3N, R10EWM Skamania County, State of Washington; and,

WHEREAS, the Grantees Noel W. Proctor and June Proctor, husband and wife, have an ownership interest in real property adjacent to the Grantor's above described land, said land of the Grantees being more particularly described on Exhibit A hereto.

Now, therefore, in consideration of mutual benefit, the Grantors, do hereby grant and convey unto the Grantees, their heirs, successors, and assigns, a perpetual easement 60 feet in width for ingress, and utilities, the location of which is shown on Exhibit B hereto.

The parties hereto agree that upon the easement being surveyed, that this Grant of Easement shall be re-recorded with the surveyed legal description attached thereto.

Said easement shall run with the lands hereinabove - described and shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties.

In Witness Whereof, the Grantors have set their hands and seals this 26 day of

January, 1995.

NA
REAL ESTATE EXCISE TAX

John C. Gaines
John C. Gaines

FEB 07 1995
PAID NA
shw
SKAMANIA COUNTY TREASURER

Reviewed	<input checked="" type="checkbox"/>
Indexed, Dir	<input checked="" type="checkbox"/>
Adirect	<input checked="" type="checkbox"/>
Filed	<input type="checkbox"/>
Mailed	<input type="checkbox"/>

Skamania County Auditor
By: *ML* Parcel # 3-10-3-223
2/7/95

Barbara J. Gaines
Barbara J. Gaines

Stanco Financial Corp.

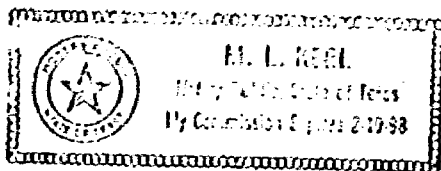
By: [Signature]
President

=====

STATE OF TEXAS)
County of TARRANT) ss.

On this day personally appeared before me John C. Gaines and Barbara J. Gaines, husband and wife, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of January, 1995.

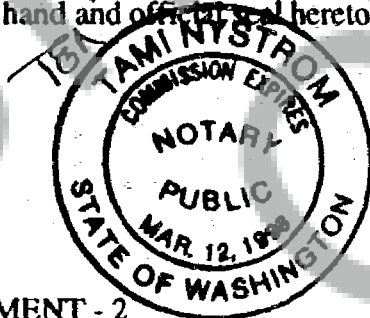


[Signature]
Notary public for Washington, TEXAS
residing at 600 N. Main, Keller therein.
My commission expires: 2-10-98

STATE OF Washington)
County of Kendall) ss.

On this day 3 day of February, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John C. Stanley to me known to be the President respectively, of Stanco Financial Corp., the corporation that executed the foregoing instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Tami Nystrom
Notary public for Washington,
residing at White Salmon therein.
My commission expires: 3-12-98

GRANT OF EASEMENT - 2

EXHIBIT "A"

Beginning at a DNR concrete monument which is the section corner between Sections 3 and 4, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, and Sections 33 and 34, Township 4 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which is the Point of Beginning;

Thence South 03° 48' 13" East along the section line 646.70 feet; thence South 58° 35' 01" East, 921.57 feet to an iron rod; thence South 58° 35' 01" East, 198.56 feet to an iron rod, which is the Northwest corner of Lot 16 of Northwestern Lake Subdivision; thence North 88° 29' 26" East, 312.41 feet to an iron rod, which is the Northeast corner of Lot 16 of Northwestern Lake Subdivision; thence North 20° 22' 33" East, 1,274.78 feet to a point on the section line; thence North 89° 39' 57" West, 446.94 feet along the section line to an iron rod, which is the West 1/16 between Section 1, Township 3 North, Range 10 East, and Section 34, Township 4 North, Range 10 East; thence North 89° 39' 57" West, 1,308.08 feet along the section line to the Point of Beginning.

SUBJECT TO: Potential Taxes, Penalties and Interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use, was given by the Skamania County Assessor, and is disclosed on the Tax Roll; Easement for Irrigation Water Pipeline, recorded September 2, 1992, in Book 130, Page 503; Protective Covenants, recorded April 29, 1991, in Book 123, Page 58; ALSO SUBJECT TO 1995 property taxes.

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