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BOOK 162 PAGE 400

Filed for Record at Request of:

STICHMAN HOKE FELS
201 NE Park Plaza Drive, Suite 214
Vancouver, WA 98684

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY Gerald Harteloo

FEB 5 11 28 AM '97

P. Swery
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Gerald W. Harteloo and Linda K. Harteloo
c/o John R. Stichman
STICHMAN HOKE FELS
201 NE Park Plaza Drive, Suite 214
Vancouver, WA 98684

**BARGAIN AND SALE DEED
FOR
INGRESS, EGRESS, AND UTILITIES EASEMENT**

The grantors WILLIAM C. SOWLES and IZETTA G. SOWLES, husband and wife, of 451 Dobbins Road, Washougal, Clark County, Washington,

for and in consideration of the mutual promises and covenants of the parties, the receipt of which is hereby acknowledged, bargains, sells and conveys to

GERALD W. HARTELOO and LINDA K. HARTELOO, husband and wife, their heirs, personal representatives, successors and assigns, the following described real estate:

A 60 foot wide perpetual non-exclusive easement for ingress and egress and utilities, the centerline of which is described as follows:-

BEGINNING at the southeast corner of Lot 8 as shown in Record of Surveys at Book 1, Page 111, records of Skamania County, Washington, said point being the southeast corner of parcel II of the William and Izetta Sowles tract; Thence North $88^{\circ}12'57''$ West along the south line of the Sowles tract a distance of 125.27 feet to the TRUE POINT OF BEGINNING; Thence North $12^{\circ}00'00''$ East a distance of 80.20 feet; Thence along the arc of a curve to the left with a radius of 77.00 feet a distance of 206.96 feet; Thence South $38^{\circ}00'00''$ West a distance of 128.00 feet; Thence along the arc of a curve to the left with a radius of 150.00 feet a distance of 39.77 feet more or less to the South line of said Sowles Tract and the end of this description.

situated in the County of Skamania, State of Washington.

DEED FOR EASEMENT - 1

REAL ESTATE EXCISE TAX

By: *swery* ✓
Advised, Lit ✓
Contract ✓
Filed ✓
1

FEB - 5 1997

PAID *NA*


SKAMANIA COUNTY TREASURER


FILED, 2-5-20-108
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This easement is for the benefit of and appurtenant to the real property situated in Skamania County, Washington, and described in Exhibit A, attached hereto and incorporated by reference, and any portion thereof, subdivided in accordance with applicable subdivision laws. This deed is also granted in accordance with the STIPULATED FINDINGS AND JUDGMENT GRANTING EASEMENT TO PLAINTIFFS filed in the Superior Court for Skamania County, Washington, under cause no. 96 2 00096 7.

IN WITNESS WHEREOF, this ingress, egress, and utilities easement is executed this 14 day of January, 1997.


WILLIAM C. SOWLES


IZETTA G. SOWLES


STATE OF WASHINGTON)

: ss.)

County of Skamania)

On this day personally appeared before me WILLIAM C. SOWLES and IZETTA G. SOWLES, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of January, 1997.


NOTARY PUBLIC
Residing at Vancouver
My Appointment Expires 4-15-98



DEED FOR EASEMENT - 2.11E 67

EXHIBIT "A"

Parcel I

A tract of land in Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the East half of the Northeast quarter of said Section 20; thence North 01 degrees 23' 48" East along the West line of said East half, of the Northeast quarter 1237.60 feet; thence South 88 degrees 12' 57" East parallel to the South line of the North half of the Northeast quarter of the Northeast quarter of Section 20, 590.71 feet to the center of a private road more particularly described on Short Plat approval recorded at Pages 43 to 43J of Book 1 of Short Plats under Auditor's File No. 82512, Records of Skamania County, Washington; thence Southerly along the center line of said road easement to the South line of said Northeast quarter of Section 20; thence North 88 degrees 35' 38" West along said South line 202.84 feet to the top edge of a certain bluff line; thence South 06 degrees 29' 02" West along the top edge of said bluff line 67.28 feet; thence along said bluff line South 37 degrees 11' 29" East 128.94 feet; thence continuing along said bluff line South 46 degrees 04' 47" West 447.28 feet; thence continuing along said bluff line South 22 degrees 00' 12" West 80 feet; thence continuing along said bluff line South 40 degrees 28' 13" West 206.05 feet, more or less to a point on the North line of that certain tract of land conveyed to Albert L. Floyd and Nova E. Floyd by instrument recorded November 27, 1972 in Book 64 of Deeds at Page 770 under Auditor's File No. 75554; thence North 88 degrees 47' 17" West along the North line of said Floyd Tract to the center of the North Fork of the Washougal River; thence Northerly along the center of said river to the North line of the Southeast quarter of said Section 20; thence South 88 degrees 42' 17" East along the North line of said Southeast quarter 200 feet, more or less, to the Point of Beginning.

Parcel II

A tract of land in the West half of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

continued

Exhibit A
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Page Two

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EXHIBIT "A"
continued

Beginning at the Southeast corner of the West half of the Northeast quarter of said Section 20; thence North 01 degrees 24' 08" East, along the East line of said West half of the Northeast quarter, 1237.60 feet; thence North 83 degrees 12' 45" West, parallel to the South line of the North half of the Northeast quarter of said Northeast quarter of Section 20, 380 feet, more or less, to the center line of the West Fork of the Washougal River; thence Southerly along the center line of said river to the South line of said Northeast quarter of Section 20; thence 88 degrees 34' 41" East, along the South line of said Northeast quarter of Section 20 to the Point of Beginning.

Exhibit A
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