

136522

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FILE  
SKARANIA CO. TITLE

OCT 11 12 33 PM '99

O'Leary  
GARY L. OLSON

**AFTER RECORDING MAIL TO:**

Name Skamania County Title  
Address P.O. Box 277  
City/State Stevenage, WA 98648

**Document Title(s):** (or transactions contained therein)

1. EASEMENT
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

☐ Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

1. SKAMANIA County Title
- 2.
- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. OWENS, E. J.
2. OWENS, E. J.
3. HENDERSON, LORALIE G.
4. COCHRAN, RHONDA G.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

NE 1/4 Sec 1, T2N, R7E

☐ Complete legal description is on page 5 of document

**Assessor's Property Tax Parcel / Account Number(s):**

02-07-01-1-1-3400 APR. 10/10/99

WA-1

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



**REAL ESTATE EXCISE TAX**  
N/A  
**OCT 11 1999**  
**PAID** N/A  
W. J. ...  
**SKAMANIA COUNTY TREASURER**

Prepared ☒  
Indexed ☒  
Filed ☒  
Clerk ☒  
Noted ☒

EASEMENT DEED AND INDEMNIFICATION

For and in consideration of good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor, SKAMANIA COUNTY TITLE COMPANY, a Washington Corporation, convey and warrant to EMERY O. OWENS and CHERI J. OWENS, as fee owners of the dominant estate and LORALEE G. HENDERSON and RHONDEL Q. COCHRAN, partners, as contract purchasers of the dominant estate, their successors and assigns, a nonexclusive easement located approximately as indicated on Exhibit "A" attached hereto and by this reference incorporated herein, under, over, through and across the property described in Exhibit "B", attached hereto and by this reference incorporated herein (the "servient estate"), for the use and benefit of the property described on Exhibit "C" attached hereto and by reference incorporated herein (the "dominant estate"), for storage and the construction of a lien-to for the use of the dominant estate;

SUBJECT TO THE FOLLOWING:

1. Grantees shall have the right at all times to enter the premises described in Exhibit "B" hereto for the purpose of inspecting, maintaining, improving, repairing, constructing, reconstructing, locating and relocating the lien-to.
2. The cost of any inspection, maintenance, improvement, repair, construction, reconstruction, location or relocation of the lien-to, improvements thereto or relocation thereof shall be borne by Grantees.



3. Grantees will fully indemnify and hold Grantor harmless from any loss or injury that may occur by reason of Grantees use of this easement or by the permissive use of this easement by others, and shall maintain premises liability insurance sufficient to protect against any such loss or injury.

4. Grantors fence will follow Grantee's existing fence for 16 feet then proceed southerly to the wooden porch and proceed along the porch to the steps leading down to the parking area. Grantors will put up a locked gate at the top of the steps and Grantors will be permitted by Grantees to use the steps when needed.

IN WITNESS WHEREOF this easement is executed as of this 16 day of Sept, 1999.

Loralee G. Henderson  
LORALEE G. HENDERSON

Rhondel O. Cochran  
RHONDEL O. COCHRAN

Emery O. Owens  
EMERY O. OWENS

Cheri J. Owens  
CHERI J. OWENS

SKAMANIA COUNTY TITLE COMPANY,  
a Washington Corporation

James B. Copeland  
by James Copeland  
its President

STATE OF WASHINGTON )  
                                  ) ss.  
County of Skamania )

On this day personally appeared before me James Copeland, to me known to be the President of SKAMANIA COUNTY TITLE COMPANY, the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as the free and voluntary act and deed of the Corporation and was duly

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authorized to do so, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of September, 1999.

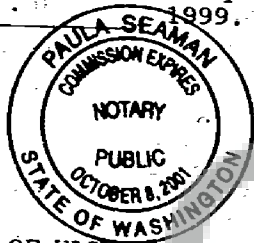
Notary Public  
State of Washington  
JAMES R COPELAND, JR  
MY COMMISSION EXPIRES  
September 13, 2003

[Signature]  
Notary Public in and for the  
State of Washington, residing  
at Stevenson  
Commission expires 9-13-2003

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me EMERY O. OWENS and  
CHERI J. OWENS, to me known to be the individuals described in and  
who executed the within and foregoing instrument, and acknowledged  
that he signed the same as their free and voluntary act and deed  
for the uses and purposes therein mentioned.

Oct GIVEN under my hand and official seal this 8<sup>th</sup> day of 1999.

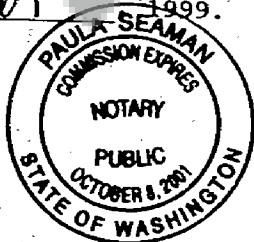


Paula Seaman  
Notary Public in and for the  
State of Washington, residing  
at Stevenson  
Commission expires 10-8-2001

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me LORALEE G. HENDERSON  
and RHONDEL Q. COCHRAN to me known to be the individuals described  
in and who executed the within and foregoing instrument, and  
acknowledged that he signed the same as their free and voluntary  
act and deed for the uses and purposes therein mentioned.

Oct GIVEN under my hand and official seal this 8<sup>th</sup> day of 1999.



Paula Seaman  
Notary Public in and for the  
State of Washington, residing  
at Stevenson  
Commission expires 10-8-2001



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EXHIBIT "A"

All that portion lying 3 feet Northerly of the extended porch lower level. The 3 feet will be from this porch to the old wooden fence; thence following this fence 16 feet.

Our fence will follow this fence for 16 feet then go Southerly to the wooden porch, follow the porch on around to the stepping leading down to the parking area. We will put up a locked gate at the top of steps. We will be able to use the steps when needed.

## EXHIBIT "B"

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of Lot 1, Block 8 of the Town of Stevenson, according to the recorded plat thereof, recorded in Book A of Plats, Page 11; thence North  $34^{\circ} 30'$  West 30 feet to the Southeast corner of that certain Hollow Tile Theater Building as constructed; thence North  $34^{\circ} 30'$  West following the Easterly line of the said Lot 1, a distance of 33 feet to the initial point of the tract hereby described; thence North  $34^{\circ} 30'$  West along the Easterly line of the said Lot 1, a distance of 53.2 feet, more or less to the intersection with the Southerly line of that tract of land sold to Oregon-Washington Telephone Company, a Corporation, by contract, dated November 17, 1953, and recorded November 23, 1953, in Book 37, Page 307; thence South  $55^{\circ} 30'$  West 4.5 feet to the Southeasterly corner of the Brick and Tile Telephone building; thence on the same course along the Southerly wall of said building 25 feet to the angle corner of the Brick annex of said building; thence North  $34^{\circ} 30'$  West along the Westerly wall of the said Brick annex 3.5 feet; thence South  $55^{\circ} 30'$  West 77 feet to a point North  $34^{\circ} 30'$  West of the Northwest corner of Lot 2 of the said Block 8; thence South  $34^{\circ} 30'$  East following the Northerly extension of the Westerly line of the said Lot 2 and continuing along the Westerly line of the said Lot 2, a distance of 56.7 feet, more or less to a point South  $55^{\circ} 30'$  West from the initial point; thence North  $55^{\circ} 30'$  East 106.5 feet to the initial point.

## EXCEPTING THE FOLLOWING:

Beginning at a point 83 feet North  $34^{\circ} 30'$  West of the Southwest corner of the said Block 8; thence North  $55^{\circ} 30'$  East 18 feet; thence North  $34^{\circ} 30'$  West 36.7 feet to the intersection with the Southerly line of the aforesaid tract of land sold to Oregon-Washington Telephone Company; thence South  $55^{\circ} 30'$  West 18 feet; thence South  $34^{\circ} 30'$  East 36.7 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 2 of the Town of Stevenson, according to the recorded Plat thereof, recorded in Book A of Plats, Page 11, described as follows:

Beginning at the Southeasterly corner of Lot 1 of the said Block 8; thence North  $34^{\circ} 30'$  West 30 feet to the Southeast corner of a certain Hollow Tile Building; thence South  $55^{\circ} 30'$  West along the outer line of edge of said building 80 feet; thence North  $34^{\circ} 30'$  West 33 feet to the initial point of the tract hereby described; thence South  $55^{\circ} 30'$  West 26.5 feet; thence North  $34^{\circ} 30'$  West 20 feet; thence North  $55^{\circ} 30'$  East 26.5 feet; thence South  $34^{\circ} 30'$  East 15 feet; thence North  $55^{\circ} 30'$  East 10 feet; thence South  $34^{\circ} 30'$  East 2 feet; thence South  $55^{\circ} 30'$  West 10 feet; thence South  $34^{\circ} 30'$  East 3 feet to the initial point.



EXHIBIT "C"

Beginning at the Southeasterly corner of Block 8 of the TOWN OF STEVENSON according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence North 34° 30' West 30 feet to the Southeast corner of the hollow tile theatre building now constructed and located upon the land hereby described said point being the initial point of the tract hereby described; thence South 55° 30' West along the outer line of the edge of the above mentioned theatre building 80 feet; thence North 34° 30' West 33 feet; thence North 55° 30' East 80 feet to the east line of the said Block 8; thence South 34° 30' East along the East line of said Block 8 33 feet to the initial point; TOGETHER with an easement 3 feet in width for a sidewalk adjacent to said tract on the Northerly side as more particularly described in deed dated March 10, 1915. and recorded March 19, 1925, at Page 213 of Book U of Deeds, Records of Skamania County, Washington.

IN ADDITION

Recorded December 27, 1993 and property added to above said property. 48-347 that portion of lot 2 and Town of Stevenson, described as follows. Beginning at the Southeast corner of Lot 1 Block 8; thence North 34° 30' West 30 feet to the Southeast corner of a certain hollow tile building; thence South 55° 30' West along the outer line of edge of said building 80 feet; thence North 34° 30' West 33 feet on the initial point of the tract hereby described; thence South 55° 30' West 26.5 feet; thence North 34° 30' West 20 feet; thence North 55° East 26.5 feet; thence South 34° 30' East 15 feet; thence North 55° 30' East 10 feet; thence South 34° 30' East 2 feet; thence South 55° 30' West 10 feet; thence South 34° 30' East 3 feet to the initial point. Except the West 22.5 feet.

Except that portion conveyed to Louis M. Joseph by instrument Recorded October 26, 1967, Book 58, Page 145 Deed Records.

Gary H. Martin, Skamania County Assessor

Date 10/11/99 Parcel # 02 0701 11 3400 00  
2/10 020701 11 3500 00