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BOOK 114 PAGE 591

RETURN ADDRESS:

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Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. View Protection Easement + Agreement
2. ~~2~~
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Lane Stettler + Renee A Stettler
2. ~~2~~
- 3.
- 4.

☐ Additional Names on Page _____ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Ken Cosentino + Carla J Cosentino
- 2.
- 3.
- 4.

☐ Additional Names on Page _____ of Document.LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)
SW 1/4 Sec 36 T3N R7 1/2 E W1/2 Skamania Co, WA☒ Complete Legal on Page 1 of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

☐ Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax parcel ID is not yet assigned. 3-7 1/2 -36-D-1101 +
☐ Additional Parcel Numbers on Page _____ of Document. 1102

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read
the document to verify the accuracy or completeness of the indexing information.

VIEW PROTECTION EASEMENT AND AGREEMENT

This agreement entered into this 31st day of August, 1999 between LANE S. STETTLER AND RENEE R. STETTLER, husband and wife, hereinafter referred to as "Grantors," and KEN COSENTINO AND CARLA J. COSENTINO, husband and wife, hereinafter referred to as "Grantees."

The parties have mutually agreed that the Grantees will, in the form of a Boundary Line Adjustment, convey real property to the Grantors, their heirs, successors and assigns. In exchange for said real property, the Grantors hereby convey to the Grantees, their heirs, successors and assigns, specific rights to control vegetation on the real property more specifically described below, for the purpose of insuring view protection to the properties known as Lots 1, 2 & 4 of the Jermann Short Plat recorded on 10-09-1981 at Book 2, Page 224 of Short Plats, records of Skamania County, State of Washington.

In consideration of the granting of said boundary line adjustment from a portion of the real property described as Lot 4 of the Jermann Short Plat, recorded in Book 2 of Short Plats, Page 224, Skamania County Records, to the adjacent Lot 3 of the Leonard Blackledge Short Plat, recorded in Book 3 of Short Plats, Page 59, Skamania County Records, the Grantors hereby convey to Grantees, as owners of Lots 1, 2 and 4 of the Jermann Short Plat, permanent easement for the purpose of maintaining or removing vegetation and insuring view protection rights over the real property described as follows and hereinafter also referred to as the "view shed area":

1) A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as Lot 3 of the Leonard Blackledge Short Plat, recorded in Book 3 of Short Plats, Page 59, Skamania County Records; AND

2) A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as Lot 1 of the Leonard Blackledge Short Plat, recorded in Book 3 of Short Plats, Page 59, Skamania County Records EXCEPT that portion conveyed by Statutory Warranty Deed to the State of Washington, Department of Transportation, recorded in Book 148 of Deeds, Page 163, Skamania County Records; AND

3) (1986 JERMANN BOUNDARY ADJUSTMENT TO LOT 3 OF THE LEONARD BLACKLEDGE SHORT PLAT) A tract of land commencing at the East Quarter Corner of Section 36, Township 3 North, Range 7-1/2 East of the Willamette Meridian, Skamania County Washington, and running thence along the Quarter Line North 89°38'25" West 1,328.66 feet to a point; thence South 00°37'17" West 672.28 feet to an iron pipe; thence south 65°05'40" East 167.44 feet to the true point of beginning of the parcel herein described; thence continuing South 65°05'40" East 147.62 feet to an iron pipe; thence North 28°40'00" East 64.92 feet to an iron pipe; thence North 63°29'10" West 150 feet to a point; thence South 26°30'50" West 69.01 feet to the true point of beginning; AND

4) (1995 VELTCAMP BOUNDARY ADJUSTMENT TO LOT 1 OF THE LEONARD BLACKLEDGE SHORT PLAT) A tract of land in the Southwest Quarter of Section 36, Township 3 North, Range 7.5, East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at the Southeast corner of Lot 1 of the Leonard Blackledge Short Plat, recorded in Book 3 of Short Plats, Page 59; thence Northwest along said south line and its extension to the Northeast corner of Parcel 1 of the Lane Scott Stettler, et ux, tract as disclosed by instrument recorded June 29, 1994 in Book 144, Page 149 Mortgage records; thence Southeast along said Easterly line and its extension thereof 116.41 feet; thence Southeast 75' more or less to a point on the Northerly line of State Highway, which point is 120 feet South of the point of beginning; thence Northeast along said North line 120 feet to the point of beginning; AND

5) (1999 COSENTINO BOUNDARY ADJUSTMENT TO LOT 3 OF THE LEONARD BLACKLEDGE SHORT PLAT) Beginning at the Northeast corner of Government Lot 13 of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian in the County of Skamania and the State of Washington; thence along the North line of said Government Lot 13, North 89°38'25" West, a distance of 1328.66 feet to the Northwest corner thereof; thence along the West line of said Government Lot 13, South 00°37'17" West, a distance of 672.28 feet; thence south 65°05'40" East, a distance of 167.44 feet; thence North 26°30'50" East, a distance of 69.01' to the TRUE POINT OF BEGINNING; Thence North 81°53'11" East, a distance of 100.79'; Thence South 20°09'45" East, a distance of 83.48'; Thence North 63°29'10" West, a distance of 150.00' to the TRUE POINT OF BEGINNING and SUBJECT TO the terms of a well protection Declaration of Covenant recorded at Book K of Miscellaneous Records, Page 383, Records of Skamania County, Washington. (See Boundary Line Adjustment Survey prepared by Wyest Surveys for Ken & Carla Cosentino recorded in Book 1 of Boundary Adjustments at Page 10, records of Skamania County, Washington.)

The parties further agree to the following terms and conditions for vegetation control and removal:

- 1) Any and all expenses incurred in conjunction with the topping, pruning or removal of any vegetation by the Grantee shall be paid by the Grantee.
- 2) Any debris generated by topping, pruning or removing any vegetation by the Grantee shall be completely removed by the Grantee within 72 hours unless Grantor approves an extension of time.
- 3) Grantor's approval must be secured before topping, pruning or removing any coniferous tree with a diameter greater than or equal to twelve inches (12").
- 4) Topping, pruning or removing limbs from any deciduous trees must be performed while the tree is in a dormant state (November-March) unless otherwise approved by the Grantor.
- 5) Grantee shall be entitled to perform general maintenance (i.e. mowing, weeding, trimming, pruning, or removing vegetation with a diameter of less than 12", etc.) in the view shed area. Grantee shall provide at least 48-hour prior notice to Grantor before performing such maintenance.

In witness whereof, the parties hereto enter into this agreement the day and year listed above.

Grantors:

Lane S. Stettler
Lane S. Stettler

Renee R. Stettler
Renee R. Stettler

State of Washington)
County of Skamania) ss.

Grantees:

Kenneth Cosentino
Kenneth Cosentino

Carla J. Cosentino
Carla J. Cosentino

On this day personally appeared before me Lane S. Stettler and Renee R. Stettler, to me known to be the persons described herein 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 18 day of August, 1999.

Notary Public
Notary Public in and for the State
of Washington, residing at 1111 1st Ave NW
Commission Expires 9/26/00

State of Washington)
County of Skamania) ss.

On this day personally appeared before me Kenneth Cosentino and Carla J. Cosentino, to me known to be the persons described herein 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 31st day of August, 1999.

Notary Public
Notary Public in and for the State
of Washington, residing at 1111 1st Ave NW
Commission Expires 12/29/00