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BOOK 203 PAGE 152

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Gail Bach*

OCT 3 2 32 PM '00

*Olson*  
AUDITOR  
GARY M. OLSON

After Recording Return To:

Bach  
402 Blue Sky Drive  
Washougal, WA 98671

### RECORDING COVERSHEET

**DOCUMENT TITLE(S):**

1. Grant of Easement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

- 1.

**GRANTOR(S):** (last name, first name and initial)

1. Jermann, Thomas M.
2. Jermann, Cheryl

**GRANTEE:** (last name, first name and initial)

1. Bach, Christopher
2. Bach, Gail

**TRUSTEE:**

- 1.

**LEGAL DESCRIPTION:** (abbreviated; additional legal description is on page(s) 5 & 6 of this document)

#500, Section 16, Township 2N Range 7E

2-7-16-3-500  
501

9-27-00

**ASSESSOR'S PROPERTY TAX PARCEL NUMBER(S):**

1. 02-07-16-3-0-0500-00

FILED  
OCT 3 2 32 PM '00  
GARY M. OLSON  
AUDITOR

*OK*

BOOK 203 PAGE 153

After Recording  
Mail to:

Christopher D. Bach  
402 Blue Sky Drive  
Washougal, WA. 98671

**GRANT OF EASEMENT**

**Effective Date:** March 22, 2000

**Parties:** Thomas M. Jermann and Cheryl Jermann, hereinafter referred to as "Grantor"

Christopher D. Bach, Gail Bach, and Story Bach,  
hereinafter referred to as "Grantee".

**RECITALS:**

- a. Grantee is vested in title to the real property described and attached hereto as Lot 1, Exhibit A.
- b. Grantor is vested in title to the real property described as Lot 2, Exhibit B.
- c. The parties wish to provide for certain easement rights to be held by Grantee, over said Parcel 2.

**NOW THEREFORE, IT IS AGREED:**

1. **GRANT OF EASEMENT.** For Ten dollars (\$10.00) and other valuable consideration, Grantor hereby grants, conveys, and warrants to Grantee, and Grantee's agents, tenants, invitees, employees, heirs, successors and assigns forever, an easement over, across, and under the real property described as Lot 2 in Exhibit B attached hereto, which easement shall be 20 feet wide from Cascade Drive.



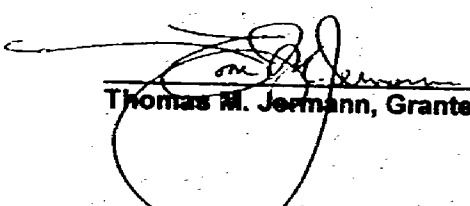
2. **PURPOSE OF EASEMENT.** Said easement shall be for the purpose of ingress and egress, parking of vehicles, and for access to the boat dock to be located on the shoreline of said Lot 2. This easement shall include parking of vehicles and moorage at docks, but Grantee shall not exceed ten (10) vehicles at any one time.

Dock location to follow proposed development plan as drawn by Warren Thornton, map dated and revised April 26, 2000, currently in application with the City of Bonneville, attached hereto and described as Exhibit C. Parking area to be located in area described as "Future Shop and Existing Road" on said map. Ingress and Egress shall include the foot bridge over existing seasonal creeks.

Grantee has the right to construct dock and parking area according to current building codes, regulations and requirements, at Grantee's sole expense. Use of the dock is restricted to Grantee's agents, tenants, invitees, employees, heirs, successors and assigns; and Grantor's agents, tenants, invitees, employees, heirs, successors and assigns.

Grantor shall have the right to use the dock provided that Grantor pays for one half of the development cost of the dock and a prorated share of the on-going expenses to operate the dock in accordance to Grantor's usage thereof. A full description of the easement area shall be attached hereto and marked as Exhibit "D". The easement shall then be re-recorded to reflect the Exhibit D attachment within 60 days of execution of said Easement. Grantee has made no representations or warranties in regards to the dock whatsoever. Neither Grantor nor Grantee shall use dock in excess to the detriment of the other party.

3. **EASEMENTS RUN WITH THE LAND.** The foregoing easements are appurtenant to Lot 1, shall run with the land, and shall inure to the benefit of Grantee's heirs, successors and assigns.

  
Thomas M. Jermann, Grantee

  
Cheryl Jermann, Grantee

State of Washington  
County of Skamania

On this day personally appeared before me, Thomas M. Jermann and Cheryl Jermann, to me known to be the individual described herein and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 24<sup>th</sup> day of September, 2000.

  
Notary Public

(Seal)

CLARK COUNTY  
In and for the State of Washington.  
My commission expires MAY 6, 2002

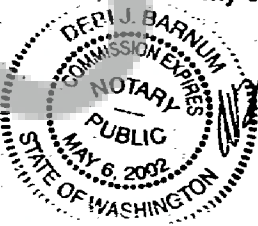




EXHIBIT "B"

A TRACT OF LAND LOCATED IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE WEST LINE OF THE BISHOP D.L.C. WITH THE CENTERLINE OF MOFFETS-CARPENTER ROAD SAID POINT BEING SOUTH 1,795 FEET FROM THE NORTHWEST CORNER OF THE SAID BISHOP D.L.C.; THENCE SOUTH FOLLOWING THE WEST LINE OF THE BISHOP D.L.C. TO A POINT IN THE CENTER OF GREENLEAF SLOUGH WHICH IS NORTH 1,718.53 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE SAID BISHOP D.L.C. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 8; THENCE IN ACCORDANCE WITH THE BONNEVILLE SURVEY MADE BY THE UNITED STATES CORPS OF ENGINEERS NORTH 28°02' EAST 113.13 FEET; THENCE NORTH 63°02' EAST 450 FEET; THENCE NORTH 87°59' EAST 400 FEET; THENCE 52°01' EAST 448.58 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE TRACT ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER LINES; THENCE NORTHEASTERLY 1125 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16 THAT INTERSECTS WITH THE CENTERLINE OF SAID MOFFETS-CARPENTER ROAD; THENCE FOLLOWING THE CENTER LINE OF SAID ROAD SOUTHWESTERLY TO THE POINT OF THE BEGINNING.

EXCEPT FOR THE EASEMENT OF EXISTING UTILITIES FROM PARCEL 1 (EXHIBIT A) TO PARCEL 2 (EXHIBIT B)

*[Handwritten signatures and initials]*

2-7-16-3-500  
9-27-00  
*[Handwritten initials]*

Exhibit A

A tract of land located in Sections 16 and 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 16 that intersects with the centerline of Moffett-Carpenter Road; Thence Southeasterly 1,125 feet, more or less, to the most Southerly point of the Jermann Tract as described at Book 113 Page 778, Deed records of Skamania County Auditor, and intersecting with the Southerly right of way line of the tract acquired by the United States of America for the Bonneville Administration's electric power line; Thence North 32° 27' 30" East along said Southerly right of way line 1,372 feet, more or less, to intersection with the center line of the said Moffett-Carpenter Road; Thence following the center line of said Road Northwesterly, Westerly and Southwesterly, to the point of beginning.

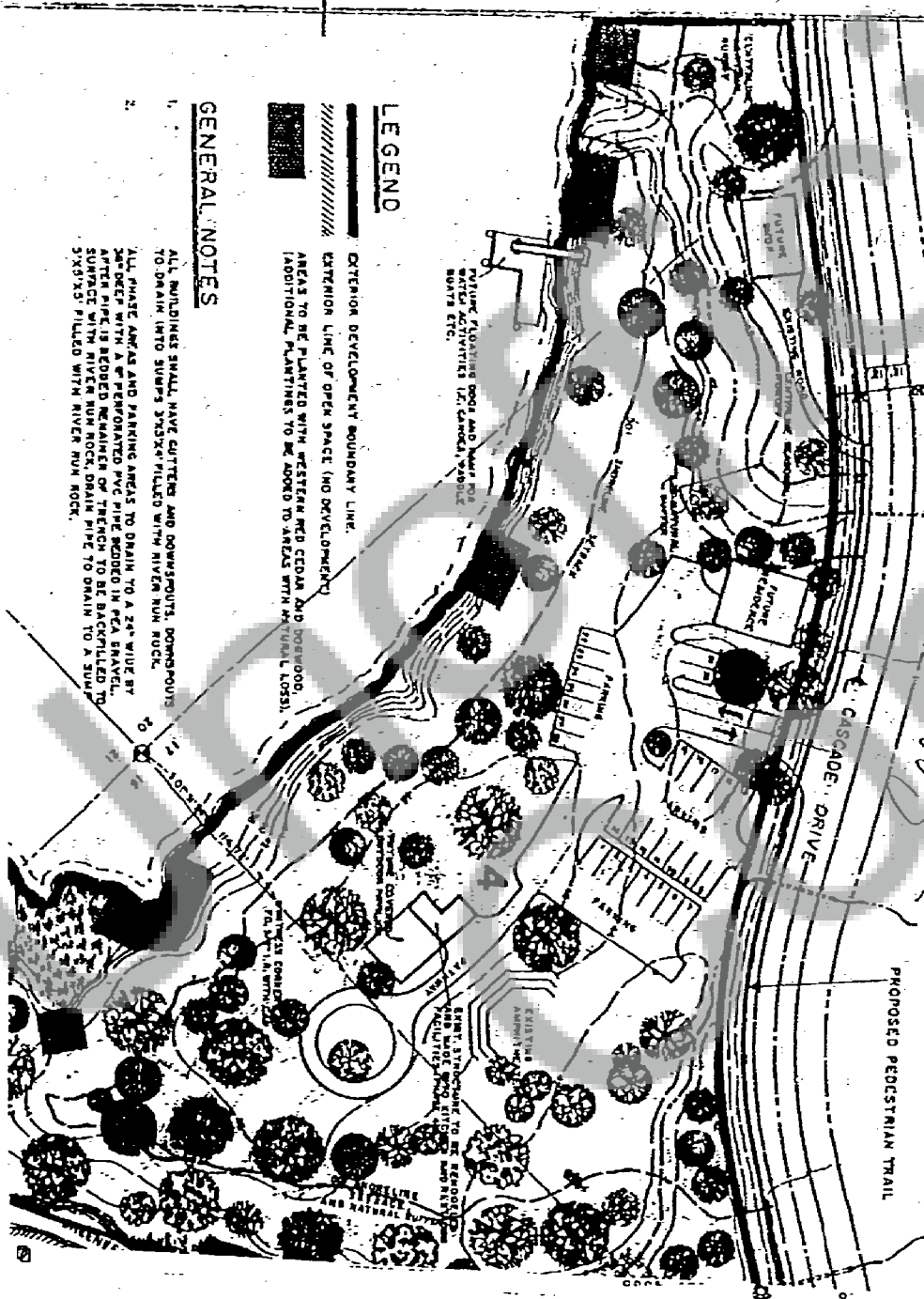
*[Handwritten signatures and initials]*

2-7-16-3-501  
9-27-00  
G.H.



NORTH BOWMANVILLE, MICHIGAN  
TELEPHONE  
SPRINT  
(800) 827-1123

DRAWN BY: C. WARREN THORNTON JR.



PROPOSED PEDESTRIAN TRAIL

CASCADE DRIVE

FUTURE WOOD

CUTLINE

STREET

PARKING

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