

143426

BOOK 219 PAGE 196

FILED
SKAMIA COUNTY
BY SKAMIA CO. TITLE

JAN 14 12 25 PM '02
O'Leary
J. MICHAEL CARVISON

AFTER RECORDING MAIL TO:

Name Cam Thomas

Address 52 Thomas Road

City/State Underwood, WA 98651

SR 24273

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

1. GRANT OF 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. Ostroski, Roy

2. Clark, Ron

3.

4.

5. ☐ Additional names on page _____ of document

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

1. Thomas, Cam

2. Schacter, Susan

3. Hertz, Sally

4. TRUSTEES OF THE JEAN B. THOMAS IRREVOCABLE TRUST

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of S21, T3N, R10E

☐ Complete legal description is on page 4 of document

Assessor's Property Tax Parcel / Account Number(s): 03-10-21-1-0-1500

EASE. 1-14-02
SR 24273
3-10-21-1-1500

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

JAN 14 2002

PAID N/A

W. J. DePue
SKAMIA COUNTY TREASURER

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**GRANT OF EASEMENT
TO CORRECT EASEMENT RECORDED IN BOOK 210, PAGE 996**

RON CLARK and ROY OSTROSKI are the owners of a parcel of land described as Lot 1 in Survey of Boundary Line Adjustment recorded in Book 1 of Boundary Line Adjustments at Page 16 in Skamania County, Washington at 3:03 PM on October 29, 2001. (SEE EXHIBIT "A" ATTACHED)

In consideration of the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RON CLARK AND ROY OSTROSKI, ("Grantor") conveys to CAM THOMAS, SUSAN SCHACTER and SALLY HERTZ, ("Grantee") an easement to use a strip of land described in above named Survey as "20 FOOT ROAD AND UTILITIES EASEMENT" (SEE EXHIBIT "B"), across the land described as Lot 1 in above named Survey (ALSO DESCRIBED IN EXHIBIT "A") for the benefit of the land of Grantees' described as Lot 2 in above named Survey (AS DISCLOSED IN EXHIBIT "C", all in the county of SKAMANIA, STATE OF WASHINGTON, subject to the following:
"TRUSTEES OF THE JEAN B. THOMAS IRREVOCABLE TRUST"

The terms of the easement are as follows:

1. The easement strip described which is to be no more than 20 feet wide and have a center line contiguous with the access road on the underlying 60 foot wide easement, shall be for unlimited and non exclusive ingress, egress and utilities to and from Lot 2 of above named Survey
2. The Grantee shall have the right, at any time and from time to time, to remove any obstructions from the easement strip necessary for Grantees' use, operation and maintenance.
3. The Grantee shall have the right, at any time and from time to time, to improve the easement strip by paving, lighting, or otherwise, as Grantee may desire.

1 - ROADWAY EASEMENT

4. The grant of the easement strip shall be in perpetuity.
5. The easement strip is appurtenant to the real property described as Lot 2 of above named Survey hereto.
6. Grantee agrees to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of the use of the easement strip by Grantee of its agents, independent contractors or invitees.
7. This easement and the rights and obligations hereunder shall be binding upon and inure to the benefit of the successors and assigns of the Grantee forever.

DATED this 21 day of Dec., 2001

GRANTOR:

Ron Clark
RON CLARK

GRANTOR:

Roy Ostroski
ROY OSTROSKI

STATE OF WASHINGTON)
)ss.
County of Skagitno)

On the day personally appeared before me RON CLARK, known to me to be the individual described in and who executed the within and forgoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the 21 day of December 2001.

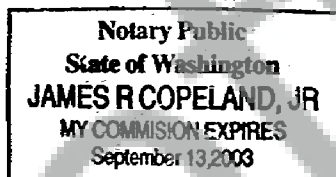
Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

2 -- ROADWAY EASEMENT

STATE OF WASHINGTON)
)ss.
County of Skamania)

On the day personally appeared before me ROY OSTROSKI,
known to me to be the individual described in and who executed the within
and forgoing instrument, and acknowledged that he signed the same as his
free and voluntary act and deed, for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal the 26 day of December
2001



[Signature]

EXHIBIT "A"

All of that portion of the S1/2 of the SW 1/4 of the NE 1/4 of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southeasterly of the County Road known as Underwood-Willard Highway.

ALSO THE FOLLOWING:

Beginning at a point being an iron rod which is the Center East 1/16 Corner, in Section 21, Township 3 North, Range 10 East, located in NW 1/4 of SE 1/4 of Section 23, Township 3 North, Range 10 East, Willamette Meridian.

Thence S0°50'21"W, 539.99' along the East edge of NW 1/4 of SE 1/4 of Section 21, Township 3 North, Range 10 East, Willamette Meridian, to a point on the Center Line of an existing old County Road;

Thence S54° 47' 00"W, 587.81' along the center line of existing road;

Thence N00° 51' 13"E, 886.90;

Thence S89° 34' 36"E, 17.00' to an iron rod;

Thence S87° 56' 45"E, 142.04' to an iron rod;

Thence S89° 30' 50"E, 315.99' to the True Point of Beginning.

EXHIBIT B

Road Description to gain access into Lot 2 is as follows:

The point of Beginning being an iron rod which is the CENTER EAST 1/16 CORNER, IN SECTION 21 T3N R10E, and located in SW 1/4 of NE 1/4 of Section 21 T3N R10E WM.

Thence N 89° D 30' 50" W, 315.99' to an iron rod;

Thence N 87° D 56' 45" W, 142.04' to an iron rod and the True Point of Beginning on the southeast edge of a 20' road and utility easement for parcel 2.

Thence N 46° 24' 29" E, 179.81' along the south edge of a 20' road and utility easement to an iron rod;

Thence N 39° 23' 18" E, 185.52' along the south edge of the easement, to an iron rod;

Thence N 63° 28' 41" E, 187.34' along the south edge of the easement, to an iron rod;

Thence N 63° 28' 41" E, 55.50' along the south edge of the easement, to a point on the east line of the NW 1/4 of SE 1/4 of Section 21, which is also the east edge of a 60' road and utility easement;

Thence N 01° 05' 34" E, 664.63' along the east edge of the 60' easement, to an iron rod;

Thence along the east edge of the 60' easement, which is a point 30' east of the existing road center line, yet the center line shall be a minimum of 30' from the east line of SW 1/4 of NE 1/4 of Section 21, T3N R10E WM, to the existing county road.

EXHIBIT "C"

The Point of Beginning being an iron rod which is the Center East 1/16 Corner, in Section 21, Township 3 North, Range 10 East, located in NW 1/4 of SE 1/4 of Section 21, Township 3 North, Range 10 East, Willamette Meridian.

Thence S0° 50' 21"W, 539.99' along the East edge of NW 1/4 of SE 1/4 of Section 21, Township 3 North, Range 10 East, Willamette Meridian to a Point on the Center Line of an existing old County Road;
 Thence S54° 47' 00"W, 587.81' more or less along the center line of existing road;
 Thence S54° 47' 00"E, 150.46' more or less along the existing road Center Line;
 Thence S73° 28' 36"W, 315.67;
 Thence S74° 34' 41"W, 423.49' more or less along the existing road Center Line, to the West line of NW 1/4 of SE 1/4;
 Thence N00° 51' 13"E, 717.96' along the West line of NW 1/4 of SE 1/4;
 Thence N45° 47' 19"E 660.76' to a point on the North Line of NW 1/4 of SE 1/4;
 Thence S89° 34' 36"E, 362.71';
 Thence S89° 34' 36"E, 17.00' to an iron rod;
 Thence S87° 56' 45"E, 142.04' to an iron rod;
 Thence S89° 30' 50"E, 315.99' to the True Point of Beginning.

Except the following described parcel.

The True Point of Beginning being an iron rod which is the Center East 1/16 Corner, in Section 21, Township 3 North, Range 10 East, located in NW 1/4 of SE 1/4 of Section 21, Township 3 North, Range 10 East, Willamette Meridian;

Thence S0° 50' 21"W, 539.99' along the East edge of NW 1/4 of SE 1/4 of Section 21, Township 3 North, Range 10 East, Willamette Meridian to a point on the Center Line of an existing old County Road;
 Thence S54° 47' 00"W, 587.81' more or less along the center line of existing road;
 Thence N00° 51' 13"E, 886.90;
 Thence S89° 34' 36"E, 17.00' to an iron rod;
 Thence S87° 56' 45"E, 142.04' to an iron rod;
 Thence S89° 30' 50"E, 315.99' to the True Point of Beginning.

