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BOOK 219 PAGE 196

FILED
SKAMANIA COUNTY
BY SKAMANIA 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

SCR 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

REAL ESTATE EXCISE TAX

N/A

JAN 14 2002

PAID N/A
W. A. COOL, Deputy
SKAMANIA COUNTY TREASURER

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
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.

000563

**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.**

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

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

[Handwritten Signature]

UNOFFICIAL COPY

000566

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.

000567

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 ¼ of NE ¼ 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 ¼ of SE ¼ 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 ¼ of NE ¼ 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 ¼ of SE ¼ of Section 21, Township 3 North, Range 10 East, Willamette Meridian.

Thence S0° 50' 21"W, 539.99' along the East edge of NW ¼ of SE ¼ 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 ¼ of SE ¼;
Thence N00° 51' 13"E, 717.96' along the West line of NW ¼ of SE ¼;
Thence N45° 47' 19"E 660.76' to a point on the North Line of NW ¼ of SE ¼;
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.

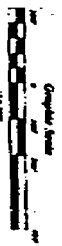
Except the following described parcel.

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 ¼ of SE ¼ of Section 21, Township 3 North, Range 10 East, Willamette Meridian;

Thence S0° 50' 21"W, 539.99' along the East edge of NW ¼ of SE ¼ 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.

025000

A SURVEY FOR
RON CLARK AND ROY OSTROSKI
W 1/2 OF E 1/2 OF S. 21
T3N R10E W.M. IN
SKAMANIA COUNTY



1. BEARING AND DISTANCE FROM THE CENTER OF THE EARTH TO THE CENTER OF THE SURVEYED AREA IS AS FOLLOWS:
2. THE SURVEYED AREA IS LOCATED IN THE
3. THE SURVEYED AREA IS LOCATED IN THE
4. THE SURVEYED AREA IS LOCATED IN THE
5. THE SURVEYED AREA IS LOCATED IN THE

D2AB SURVEYING INC.
22 COTTONTAIL RIDGE ROAD
WHITE SALMON, W.A. 98672
PHONE 509-493-3376

WAS RECORDED BY BOOK _____ OF SKAMANIA AT PAGE _____
ON _____ 19____
BY _____

W 1/2 OF E 1/2 OF SECTION 21 T3N R10E W.M.
IN SKAMANIA COUNTY

