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SKAMANIA CO. WASH  
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JUL 10 4 35 PM '02

*O. Larry*  
AUDITOR

J. MICHAEL GARVISON

GRANT OF EASEMENT

*SCR 29326*

Reference numbers of related documents: N/A

Grantor: Gordon Watt

Grantee: Joan M. Gift

Legal Description: A tract of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, further described in Exhibit "A" hereto.

Assessor's Property Tax Parcel Account Number: 02-06-35-0-0-0400-00

REF NO. Auditor File NO. 143218

RECORDED  
INDEXED  
FILED  
JUL 10 2002

REVOCATION OF EASEMENT  
AND  
GRANT OF NEW EASEMENT

RECITALS

1. Gordon Watt (Grantor) is the owner of real property located at 771 Butler Loop Road, Stevenson, Washington, which is legally described in Exhibit "A" attached hereto.
2. Joan M. Gift (Grantee) is the owner of real property that is legally described in Exhibit "B" attached hereto.
3. Grantor's predecessor in interest previously conveyed to Grantee an easement for ingress, egress, and utilities through the Grantor's property, for the benefit of Grantees, a copy of which is attached hereto as Exhibit "C".
4. This easement was executed on February 17, 1994, when Grantor's predecessor owned Grantor's property; however, it was not recorded until December 17, 2001, which is after Grantor's purchase of the property from his predecessor.
5. The parties desire to revoke the previous easement and Grantor shall grant a new easement to Grantees on the terms as set forth herein.

WHEREFORE, in consideration of the mutual covenants herein:

1. The parties hereby mutually revoke the grant of easement, previously filed under Skamania Auditor's file #143218, and a copy of which is attached hereto as Exhibit "C".
2. The Grantor, Gordon Watt, does hereby grant, bargain, and convey to Joan M. Gift, a non-exclusive perpetual easement for ingress, egress, and utilities over and under the real property located in Skamania County, Washington, described as follows:

Beginning at the southeast corner of the said Northeast quarter of the Northeast quarter of Section 34; thence North 25 degrees 33'14" West 38.99 feet; thence North 43 degrees 47'28" West 161.29 feet to the TRUE POINT OF BEGINNING of the easement herein described; thence continuing North 43 degrees 47'28" West 30.17 feet; thence North 52 degrees 18'24" East 107.00 feet; thence North 25 degrees 43'18" East 166.48 feet to the eastern boundary of said Section 34;

REVOCATION OF EXISTING EASEMENT AND  
GRANTING OF NEW EASEMENT - Page 1

RECORDER'S NOTE: EXHIBIT "C" NOT  
ATTACHED AT TIME OF RECORDING.



thence South 1 degree 07'14" West 58.85 feet along said e astern boundary of Section 34 to the Northwest corner of the Southwest quarter of Northwest quarter of Section 35, Township 2 North, Range 6 East, Willamette Meridian; thence North 89 degrees 32'00" East along the northerly boundary of said Southwest quarter of the Northwest quarter 6.13 feet; thence South 25 degrees 43'18" West 122.76 feet; thence South 52 degrees 18'24" West 110.88 feet to the TRUE POINT OF BEGINNING.

3. This easement is for the benefit of Grantee's property which is legally described on Exhibit "B" attached hereto. This easement shall run with the land and shall be for the benefit of the Grantee, her heirs, successors, and assigns.
4. Grantee shall have the right to maintain the above easement as necessary to keep the road in satisfactory condition.
5. This easement is for the express purpose of ingress, egress, and utilities for a single family residence.
6. Should either party hereto, or their heirs, successors, or assigns institute suit to enforce any covenant or right granted herein the prevailing party shall recover its costs of litigation, including a reasonable attorney's fee.

DATED this 2<sup>nd</sup> day of April, 2002.

**GORDON WATT, Grantor**

STATE OF WASHINGTON )  
 )ss.  
County of Clark )

This is to certify that on the 2nd day of April, 2002, personally appeared before me GORDON WATT, to me known to be the individual who executed the foregoing instrument, and acknowledged the same to be his free act and deed, for the purpose and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of  
Washington residing at Amboy  
My commission expires: 3/25/84

**REVOCATION OF EXISTING EASEMENT AND GRANTING OF NEW EASEMENT – Page 2**

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Exhibit "A"  
Legal Description for Gordon Watt

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot of the Kelly Short Plat, recorded in Book 3 of Short Plats, page 224, Skamania County Records.



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Exhibit "B"  
Legal Description for Joan M. Gift

The Northwest quarter of the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter, all in Section 35, Township 2 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington.