

145623

BOOK 228 PAGE 62

FILED IN RECORD
SKAMANIA CO. WASH.
BY *Kielpinski & Woodrich*

AUG 16 2 37 PM '02

O'Leary
AUDITOR
J. MICHAEL FARVISON

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

Road Easement Deed and Agreement B Addendum

Grantor(s): [Last name first, then first name and initials]

Doherty, Frank
Doherty, Evelyn

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

Hall, Wayne
Hall, Malinda

REAL ESTATE EXCISE TAX

N/A

AUG 16 2002

PAID

N/A

Gary H. Martin

SKAMANIA COUNTY TREASURER

Abbreviated Legal Description: (i.e., lot/block/plat or sec/twp/range/4/4)

NW 1/4 Sec. 29 T 2N R 5 EWM

X Complete legal description is on page 6&7 of document

Reference Number(s) of Documents Assigned or Released: [BK/Pg/Aud#]

Book 225, Page ⁵³⁷ ~~504~~, Auditor File # ¹⁴⁵⁰²⁶ ~~145025~~ Gary H. Martin, Skamania County Assessor
Date *8/16/02* 2-5-29-404 thru 409 Parcel #

X Additional numbers on page 2 of document

Assessor's Property Tax Parcel/Account Number(s):

02-05-29-0-0-0404-00	02-05-29-0-0-0407-00
02-05-29-0-0-0405-00	02-05-29-0-0-0408-00
02-05-29-0-0-0406-00	02-05-29-0-0-0409-00

After recording return to:
Katy J. Archer
Kielpinski & Woodrich
PO Box 510
Stevenson, WA 98610

**ROAD EASEMENT DEED AND AGREEMENT B
ADDENDUM**

THIS EASEMENT AGREEMENT is made and entered into this 5 day of August, 2002, by and between FRANK E. DOHERTY and EVELYN L. DOHERTY, Husband and Wife and Owners of the parcel of property described in the legal description attached hereto as Exhibit A and referred to herein as "Lot 4 of Sky Tree Farm Estates" and WAYNE HALL and MELINDA HALL, Husband and Wife and Purchasers of LOT 4 of the Skye Tree Farm Estates. *mat a. p.*

I. EAST/WEST EASEMENT

A. There is an existing gravel road that intersects Skye Road and runs in an east/west direction along the southern portions of Lot 4, and what shall be referred to herein as "Lots 5, and 6 of the Skye Tree Farm Estates" that provides access to what shall be referred to herein as "Lots 7, 8, and 9 of the Skye Tree Farm Estates". The legal descriptions for what shall be referred to herein as "Lot 5, Lot 6, Lot 7, Lot 8 and Lot 9 of the Skye Tree Farm Estates" are attached hereto as Exhibit B.

B. The owners of Lots 4, 5, and 6 of the Skye Tree Farm estates have previously granted a non-exclusive easement for access over and across the existing gravel road running in an east/west direction along the southern portions of their respective Lots to the Owners of Lots 7, 8, and 9 of the Skye Tree Farm Estates. Said easement is referenced in the Road Maintenance Agreement B recorded in Skamania County records, Book 225 Page 537, Auditor's File No. 145026 and the Covenants and Restrictions Recorded at Book 223 Page 375, Auditor's File No. 144437. The terms of said recorded documents, including the maintenance provisions and the

legal descriptions for the easements attached thereto, of which are incorporated herein as if fully set forth.

C. The centerline of said easement is the centerline of the existing gravel road known as Angie Road, and shall be sixty (60) feet in width.

II. NORTH/SOUTH EASEMENT

A. There is an existing gravel road that intersects the gravel road that runs in a north/south direction along the eastern portions of Lots 2, 3 and 4 of the Skye Tree Farm Estates that provides access to Lot 7 of the Skye Tree Farm Estates.

B. The owners of Lots 2, 3, and 4 of the Skye Tree Farm estates have previously granted a non-exclusive easement for access over and across the existing gravel road running in an north/south direction along the eastern portions of their respective Lots to the Owners of Lot 7 of the Skye Tree Farm Estates. Said easement is referenced in the Road Maintenance Agreement B recorded in Skamania County records, Book 225 Page 537, Auditor's File No. 145026 and the Covenants and Restrictions Recorded at Book 223 Page 375, Auditor's File No. 144437. The terms of said recorded documents, including the maintenance provisions and legal descriptions for the easements attached thereto, of which are incorporated herein as if fully set forth.

C. The centerline of said easement is the centerline of the existing gravel road known as: Connie Road and shall be sixty (60) feet in width.

NOW, THEREFORE IN CONSIDERATION OF THE COVENANTS AND MUTUAL AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

mat
FRANK DOHERTY and EVELYN DOHERTY owners of Lot 4 grant and convey to WAYNE HALL and MALINDA HALL, Husband and Wife and Purchasers of Lot 4 of the Skye Tree Farm Estates an easement according to the terms conveyed in the Road Maintenance Agreement B recorded in Skamania County records, Book 225 Page 537, Auditor's File No. 145026, and the Covenants and Restrictions Recorded at Book 223 Page 375. The terms of said recorded documents, including the maintenance provisions and legal descriptions for the easements attached thereto, of which are incorporated herein as if fully set forth. *2.91*

APPURTENANCE TO THE LAND

This agreement shall be binding on all heirs, successors or assigns of any landowner and shall be appurtenant to the parcels of land herein described.

SEVERABILITY

If any provisions of this agreement is held invalid for any reason, the remainder of said agreement is not affected.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

Frank Doherty
FRANK DOHERTY, LOT 4 SELLER

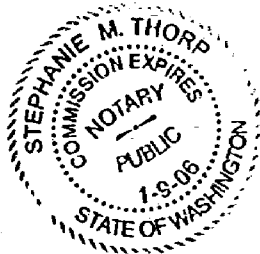
Evelyn Doherty
EVELYN DOHERTY, LOT 4 SELLER

Wayne Hall
WAYNE HALL, LOT 4 PURCHASER

Malinda A Hall
MALINDA HALL, LOT 4 PURCHASER

I certify that I know or have satisfactory evidence that FRANK DOHERTY and EVELYN DOHERTY, Husband and Wife, signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

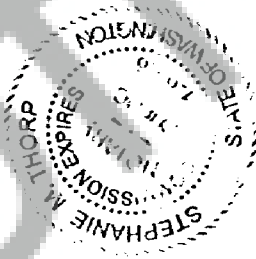
Dated this 26th day of July, 2002.



Stephanie M. Thorp
Notary Public, in and for the
State of Washington.
Commission Expires: 1-9-06

I certify that I know or have satisfactory evidence that WAYNE HALL and MELINDA HALL, Husband and Wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 85th aug. day of July, 2002.



Stephanie M. Thorp
Notary Public, in and for the
State of Washington.
Commission Expires: 1-9-06

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

(360) 695-1385
1111 Broadway
Vancouver, WA
98660

LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description Parcel 4

May 14, 2001

A parcel of property located in the Northwest quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 29;

THENCE South $01^{\circ} 21' 56''$ West along the West line of said Northwest quarter 1299.51 feet;

THENCE North $89^{\circ} 49' 38''$ East 915.71 feet;

THENCE South $23^{\circ} 06' 29''$ East 221.91 feet to point "A";

THENCE South $23^{\circ} 06' 29''$ East 568.63 feet;

THENCE South $62^{\circ} 41' 17''$ West 568.56 feet to the centerline of Skye Road as conveyed to Skamania County by deed recorded in Book 75 at Page 58 records of Skamania County;

THENCE South $34^{\circ} 41' 00''$ East along said centerline 442.26 feet to a 250.00 foot radius curve to the right;

THENCE around said 250.00 foot radius curve to the right and along said centerline 1.86 feet to the South line of said Northwest quarter of Section 29;

THENCE South $88^{\circ} 39' 00''$ East along said South line 975.78 feet to the TRUE POINT OF BEGINNING;

THENCE South $88^{\circ} 39' 00''$ East along said South line 640.10 feet to the East line of said Northwest quarter of Section 29;

EXHIBIT A

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THENCE North $01^{\circ} 15' 49''$ East along said East line 1356.80 feet;

THENCE South $89^{\circ} 49' 50''$ West 601.73 feet to a point which bears North $80^{\circ} 37' 17''$ East 1028.08 from said point "A";

THENCE South $80^{\circ} 37' 17''$ West toward said point "A" 451.94 feet;

THENCE South $16^{\circ} 36' 57''$ East 1321.13 feet to the TRUE POINT OF BEGINNING.

This parcel contains 26.02 acres more or less.

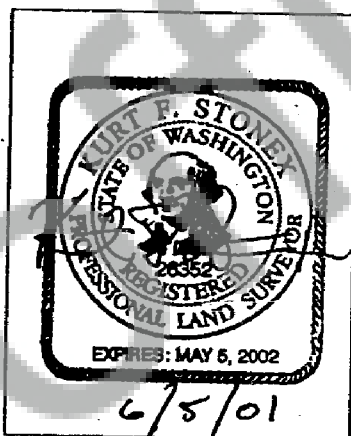


EXHIBIT A
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LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description Parcel 5

May 14, 2001

A parcel of property located in the Northwest quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 29;

THENCE South $01^{\circ} 21' 56''$ West along the West line of said Northwest quarter 1299.51 feet;

THENCE North $89^{\circ} 49' 38''$ East 915.71 feet;

THENCE South $23^{\circ} 06' 29''$ East 221.91 feet to the TRUE POINT OF BEGINNING;

THENCE South $23^{\circ} 06' 29''$ East 568.63 feet;

THENCE South $62^{\circ} 41' 17''$ West 568.56 feet to the centerline of Skye Road as conveyed to Skamania County by deed recorded in Book 75 at Page 58 records of Skamania County;

THENCE South $34^{\circ} 41' 00''$ East along said centerline 442.26 feet to a 250.00 foot radius curve to the right;

THENCE around said 250.00 foot radius curve to the right and along said centerline 1.86 feet to the South line of said Northwest quarter of Section 29;

THENCE South $88^{\circ} 39' 00''$ East along said South line 975.78 feet;

THENCE North $16^{\circ} 36' 57''$ West 1321.13 feet to a point which bears North $80^{\circ} 37' 17''$ East 576.14 feet from the TRUE POINT OF BEGINNING;

EXHIBIT B

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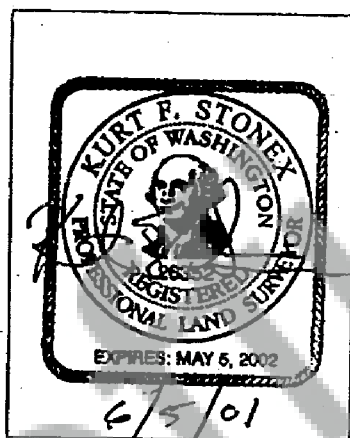
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THENCE South 80° 37' 17" West 576.14 feet to the TRUE POINT OF BEGINNING.

This parcel contains 21.28 acres more or less.



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LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description Parcel 6

May 11, 2001

A parcel of property located in the Northwest quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, in Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 29;

THENCE South $01^{\circ} 21' 56''$ West along the West line of said Northwest quarter of Section 29, a distance of 1299.51 feet to point "A";

THENCE North $89^{\circ} 49' 38''$ East 10.74 feet to the centerline of Skye Road as conveyed to Skamania County by deed recorded in Book 75 at Page 58 records of Skamania County and the TRUE POINT OF BEGINNING;

THENCE North $89^{\circ} 49' 38''$ East 904.97 to a point which bears North $89^{\circ} 49' 38''$ East 915.71 feet from said point "A";

THENCE South $23^{\circ} 06' 29''$ East 790.54 feet;

THENCE South $62^{\circ} 41' 17''$ West 568.56 feet to said centerline of Skye Road;

THENCE along said centerline of Skye Road the following courses:

THENCE North $34^{\circ} 41' 00''$ West 17.50 feet to a 300.00 foot radius curve to the left;

THENCE around said 300.00 foot radius curve to the left 301.73 feet;

THENCE South $87^{\circ} 41' 19''$ West 27.85 feet to a 300.00 foot radius curve to the right;

THENCE around said 300.00 foot radius curve to the right 92.58 feet;

THENCE North $74^{\circ} 37' 47''$ West 112.65 feet to a 300.00 foot radius curve to the

right;

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EXHIBIT B

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THENCE around said 300.00 foot radius curve to the right 395.01 feet;

THENCE North 00° 48' 43" East 509.14 feet to the TRUE POINT OF BEGINNING.

This parcel contains 20.79 acres, more or less.

EXCEPT therefrom that portion lying Westerly of the Easterly right-of-way line of Skye Road as conveyed to Skamania County by deed recorded in Book 75 at Page 58, records of Skamania County.

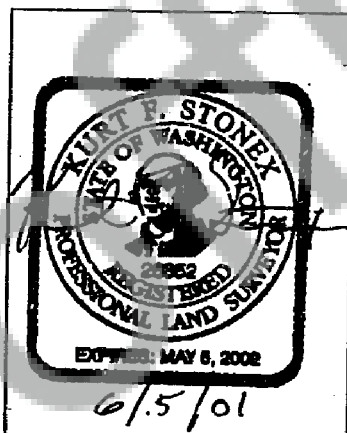


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LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description of Parcel 7

May 10, 2001

The North 1423.60 feet of the following described property:

All land situated West of the North Fork (also known as the West Fork) of the Washougal River in the West half of the Northeast quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington.

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power administration's Bonneville-Vancouver No. 1 and No. 2 electric power transmission lines as recorded in Book 27 of Deeds at Page 319 records of Skamania County.

This parcel contains 20.50 acres more or less.

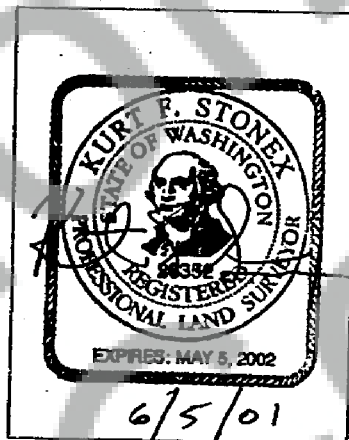


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LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description of Parcel 8

May 11, 2001

All land situated West of the North Fork (also known as the West Fork) of the Washougal River in the West half of the Northeast quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, in Skamania County, Washington.

EXCEPT therefrom the North 1423.60 feet.

ALSO EXCEPT therefrom the South 138.75 feet.

This parcel contains 20.57 acres more or less.

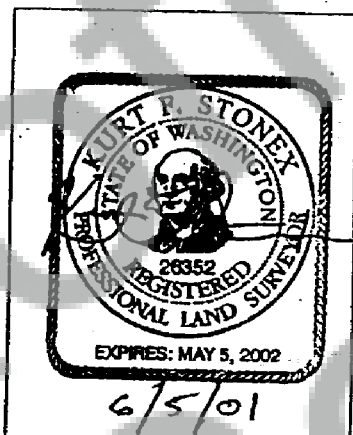


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LEGAL DESCRIPTION FOR DOHERTY
Perimeter Description of Parcel 9

May 11, 2001

ALL land situated West of the North Fork (also known as the West Fork) of the Washougal River in the Northwest quarter of the Southeast quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

AND ALSO the South 138.75 feet of the following described property:

ALL land situated West of the North Fork (also known as the West Fork) of the Washougal River in the West half of the Northeast quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington.

This parcel contains 22.39 acres more or less.

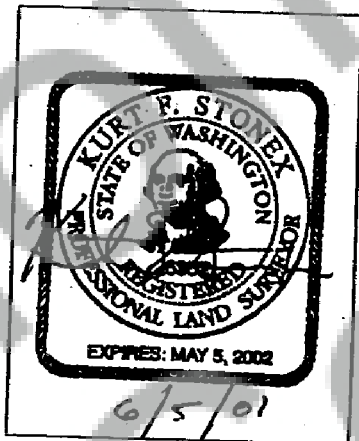


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