

145882

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FILED IN RECORD
STAFFORD COUNTY
BY DEANARIA CO. TITLE

SEP 10 4 16 PM '02

Plavny
J. MICHAEL TISON

AFTER RECORDING MAIL TO:

Name Ted & Janice Marks

Address 16544 NE Oregon Street

City/State Portland, OR 97230

Blig 2005

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

1. 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. Marks, Ted M. JR.
2. Marks, Janice C.

3.

4.

5. ☐ Additional names on page _____ of document

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

1. Schulze, Doug
2. Schulze, Lynn

3.

4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

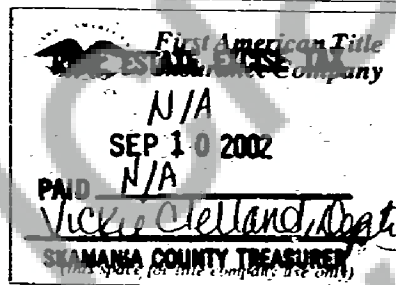
SE1 of S1, T3N, R71E

☐ Complete legal description is on page 5 of document

Assessor's Property Tax Parcel / Account Number(s): 03-75-01-0-0-1400-00

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.



Issued
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EASEMENT

THIS EASEMENT, made this 10 day of September, 2002, by and between Ted M. Marks, Jr. and Janice C. Marks, hereinafter referred to as GRANTORS, and Doug & Lynn Schulze, hereinafter referred to as GRANTEES.

WITNESSETH:

THAT WHEREAS, the Grantors is the owner in fee simple of a tract of land situated in Skamania County, State of Washington, as described in Exhibit A attached hereto and made a part hereof, and

WHEREAS, the Grantees own property described as Tax Lot 1403 on Exhibit B attached hereto and by this reference incorporated herein, and is desirous of obtaining an easement for ingress, and egress across Grantors's property described in Exhibit A, in order to formalize the use of a roadway beginning on the Grantees property and meandering across Grantors's property to an access point on the Wind River, and

WHEREAS, said easement shall be used exclusively for roadway purposes by Grantors, his heirs, and assigns, and Grantees, their heirs and assigns, in common, together with the rights to cut, trim and remove trees, brush, overhanging branches and other obstructions;

NOW, THEREFORE, in consideration of the sum of One dollar and other good and valuable consideration, (\$1.00), paid to the Grantors, (Receipt of which is hereby acknowledged), the Grantors hereby grants unto the Grantees, their heirs and assigns an easement as shown in Exhibit B by a heavy black solid line for the purpose of roadway over the Grantors's property.

Said marking on Exhibit B is by way of illustration and describes, more or less accurately, an existing roadway across the property of Grantors and said existing roadway, as of the date hereof, is the actual description of said easement.

This nonexclusive easement is for the benefit of, appurtenant to and running with that land owned by Grantors or any portion thereof and to the benefit of, appurtenant to and for the use of the property owned by Doug & Lynn Schulze, and their heirs, representatives, administrators, and assigns all of which property is described in said Exhibits A and B.

Grantors covenants with the Grantees that said nonexclusive easement is granted to Grantees on condition that the same may be used equally by Grantors, their heirs and assigns, and Grantees, their heirs and assigns, for roadway purpose.

It is further agreed that a subdivision or partition of any portion of the Grantors's or Grantees' property shall not affect this easement.

All costs for maintenance, improvements or repairs shall be born by the Grantees unless said road or portion thereof is utilized by Grantors on a regular basis and then said costs shall be apportioned by use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of September, 2002.

Grantors:

GRANTEES:

Theodore M. Marks Jr.

Douglas E. Ehler

James C. Marks

Bridget J. Albrecht (Hepner)

STATE OF OREGON)
County of Skamania) ss.

This 6 day of September, 2002, personally appeared the above named Theodore M. Marks Jr. and James C. Marks and acknowledged the foregoing instrument to be their voluntary act and deed before me.

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

[Signature]
Notary Public for Oregon
My Commission Expires: 9-17-03

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STATE OF WASHINGTON, }
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Doug Schuize and
LYNN Schuize to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of September, 2002

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

[Signature]
Notary Public in and for the State of Washington,
residing at Stevenson
My appointment expires 9-11-03

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
and _____ to me known to be the
_____, President and _____ Secretary, respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____

Exhibit "A"

A tract of land in the Southeast Quarter of Section 1, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of said Section 1; thence North along the East line of said Section 1 a distance of 1,726.81 More or Less to the Southwesterly line of Wind River Highway (being 150 feet wide); thence Northwesterly along the Southwesterly line of said Highway 450 feet to the most Northwest Corner of a tract of land Conveyed to David L. Allen et ux by instrument recorded in Book 165, Page 238, which is the True Point of Beginning; thence South Parallel with the East line of said Section 1 to a point which is 168.66 feet North of the North line of the Southeast Quarter of the Southeast Quarter of said Section 1; thence West on a line parallel with and 168.66 feet North of the North line of said Southeast Quarter of the Southeast Quarter to the Southeast Corner of a Tract of land Conveyed to Tracy A. Hamblet et al by instrument recorded in Book 180, Page 388; thence North along said East line 168.66 feet to the Northeast Corner of the said Hamblet Tract; thence West along said North line to the Northwest Corner of said Hamblet Tract, which is also the West line of the Northeast Quarter of the Southeast Quarter of said Section 1; thence North along the West Line of the Northeast Quarter of the Southeast Quarter of said Section 1 to the Southeast Corner of a Tract of land Conveyed to Douglas Schulze et ux by instrument recorded in Book 125, Page 254; thence North along said East line 293 feet more or less to the Northeast Corner of said Schulze Tract; thence West along said North line to the most Southeast Corner of Lot 1 of the Katherine Marks Short Plat recorded in Book 2 of Short Plats, Page 180; thence North $0^{\circ} 05' 53''$ East along said East Line 336.74 feet; thence South $88^{\circ} 29' 52''$ East along the most Easterly South line of said Lot 1, a distance of 440.14 feet more or less to the Southwesterly line of the Wind River Highway; thence Southwesterly along the Southwesterly line of said Wind River Highway to the True point of beginning.

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