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BOOK 231, PAGE 59

FILED FOR RECORD AT THE
REQUEST OF RETURN TO:
KIELPINSKI & WOODRICH
Attorneys at Law
P.O. Box 510
Stevenson, WA. 98648

REAL ESTATE EXCISE TAX

22564

OCT 22 2002

PAID 19.30

by Deputy
SKAMANIA COUNTY TREASURER

FILED
SEARCHED
INDEXED
Kielinski & Woodrich
Oct 22 4 26 PM '02
P. Dowry
J. Michael Dowry, Esq.

EASEMENT DEED

Grantor(s): BRUCE P. FRIEDRICH and REBECCA F. FRIEDRICH, Husband and Wife

Grantee(s): JOAN MARIE GIFT, a single woman

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: SW 1/4 of SEC 26, T2N, R6E

Additional Legal on page(s) 1 & 2

Assessor's Tax Parcel No's: 02 06 26 3 0 0200 00, 02 06 35 0 0 0300 00

For record	<input checked="checked" type="checkbox"/>
Search	<input checked="checked" type="checkbox"/>
Index	<input checked="checked" type="checkbox"/>
Record	<input checked="checked" type="checkbox"/>
Deed	<input checked="checked" type="checkbox"/>
Rec'd	<input checked="checked" type="checkbox"/>

THIS NON-EXCLUSIVE EASEMENT is made and entered into this 11th day of October, 2002, by BRUCE P. FRIEDRICH and REBECCA F. FRIEDRICH, Husband and Wife, (hereinafter "GRANTORS") and JOAN M. GIFT, a Widowed Woman, (hereinafter "GRANTEE"). GRANTORS are the owners of the following described land, situated in Skamania County, Washington:

A tract of land situated within the Southeast Quarter of the Southwest Quarter, Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington and described as:

That portion of Tract No. 1 of BEACON HIGHLANDS which lies Easterly of the Easterly right of way line of "EASEMENT C"; PLUS that portion lying Southerly of the Southeasterly right of way line of "EASEMENT A" and "EASEMENT C" within the South 661.07 feet of said Section 26 and

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION
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South of and adjacent to Tract No. 1 of said BEACON HIGHLANDS;

EXCEPTING THEREFROM the West 155.43 feet of the South 661.07 feet of said Section 26 as measured perpendicular to and along the West line thereof;

ALL as shown on the map thereof recorded in Book 1, Page 257 of Surveys, AF# 91239, records of Skamania County Auditor.

SUBJECT TO SPECIAL EXCEPTIONS

1. Easement as disclosed on the survey of Beacon Highlands as recorded in book 1 of Surveys on Page 257, Skamania County Recorded.
2. Boundary Line Agreement and Grants of Easements recorded under Auditor's File No. 91611, In Book 78 of Deeds, Page 729, recorded September 25, 1980, Records of Skamania County, Washington.
3. Declaration of Covenants and Restrictions including the terms and provisions thereof recorded September 12, 1980 in Book 78, Page 668.
4. Declaration of Road Maintenance Agreement including the terms and provisions thereof, recorded September 12, 1980 in Book 6, Page 383.
5. Declaration of Road Maintenance Agreement including the terms and provisions thereof, recorded September 12, 1980 in Book 6 Page 383.

GRANTEE is the owner of the following described land, situated in Skamania County, Washington:

The Northwest quarter of the Northwest quarter of the Northwest quarter and the North half 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; EXCEPT that portion lying south of the BPA easement conveyed to the State of Washington by deed April 25, 2002 recorded Book 226 page 436.

THE GRANTORS, do hereby grant and establish or record a Non-Exclusive Easement for utilities for phone and power, including the right of ingress and egress to maintain any utilities, over, under and through a thirty-foot (30') wide strip of land, as described in the legal description contained in Exhibit

NON-EXCLUSIVE EASEMENT
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"A", attached hereto and incorporated herein as if fully set forth, and as shown on the map attached hereto as Exhibit "B". The Non-Exclusive Easement described in Exhibit "A" is for the benefit of GRANTEE, and is appurtenant to the following described land, situated in Skamania County, Washington:

The Northwest quarter of the Northwest quarter of the Northwest quarter and the North half 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.

THE GRANTORS further covenant and agree to execute any necessary easements required by the Skamania Public Utility District and/or Sprint Corporation to install utilities in the easement described herein.

THIS EASEMENT is subject to easements and restrictions of record, and is also subject to any pre-existing utility placement or easement that may not be of record.

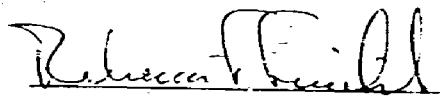
THE BENEFITS, BURDENS, AND COVENANTS of this Non-Exclusive Easement and Maintenance Declaration shall be deemed to run with the land and bind GRANTORS' property and GRANTEE'S property, and their respective heirs, successors, and assigns and all persons possessing the property by, through and under the parties hereto and their respective heirs, successors and assigns.

Dated this 17th day of October, 2002.

Gary H. Martin, Skamania County Assessor
Date 10/22/02 Parcel # 26-26-3-200


BRUCE P. FRIEDRICH, GRANTOR

NON-EXCLUSIVE EASEMENT
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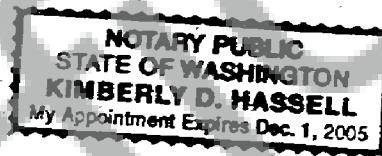


REBECCA F. FRIEDRICH, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Bruce P. Friedrich is the persons who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

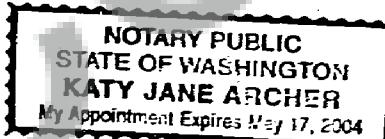
Dated: October 17, 2002
Kimberly Hassell
(Signature)
My appointment expires 12/01/05



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence Rebecca F. Friedrich is the persons who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 17, 2002
Katy Jane Archer
(Signature)
My appointment expires 5/17/04



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The West 30 feet of the following:

A tract of land situated within the Southeast Quarter of the Southwest Quarter Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington and described as:

That portion of Tract No. 1 of BEACON HIGHLANDS which lies Easterly of the Easterly right of way line of 'EASEMENT C'; PLUS that portion lying Southerly of the Southeasterly right of way line of 'EASEMENT A' and 'EASEMENT C' within the South 661.07 feet of said Section 26 and South of and adjacent to Tract No. 1 of said BEACON HIGHLANDS;

EXCEPTING THEREFROM the West 155.43 feet of the South 661.07 feet of said Section 26 as measured perpendicular to and along the West line thereof;

ALL as shown on the map thereof recorded in Book 1, Page 257 of Surveys, AG# 91239, records of Skamania County Auditor.

EXHIBIT A
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