

146524

Return Address:  
Shawn R. MacPherson  
430 NE Everett Street  
Camas, WA 98607

REAL ESTATE EXCISE TAX

N/A

NOV - 8 2002

PAID

*by deputy*

SKAMANIA COUNTY TREASURER

DEED GRANTING ROAD EASEMENT

Grantors: Jay B. Jones and Kay A. Jones, husband and wife  
Grantees: Marshall C. Hays and Marian E. Hays, husband and wife  
Legal description (abbrev.): NW corner of Sec. 34, T2N, R5E W.M.  
Tax Parcel ID Nos.: 2-5-34-B-700; 2-5-34-B-1300

JAY B. JONES and KAY A. JONES, husband and wife, owners of certain real property located in Skamania County, Washington, hereinafter the "Servient Estate", more particularly described as follows:

County of Skamania, State of Washington

The Southwest Quarter of the Northwest Quarter and that portion of the Southeast Quarter of the Northwest Quarter lying Northwesterly of the center of the channel of the Washougal River, in Section 34, Township 2 North, Range 5 E.W.M.; EXCEPT those portions thereof heretofore conveyed by the Grantors.

for valuable consideration, in hand received, does hereby grant unto MARSHALL C. HAYS and MARIAN E. HAYS, husband and wife, owners of certain real property located in Skamania County, Washington, hereinafter the "Dominant Estate", more particularly described in Exhibit "A" attached hereto and incorporated herein, a perpetual easement twenty feet (20') in width over the Servient Estate for the purpose of ingress and egress only to the Dominant Estate, which easement is more particularly described in Exhibit "B", and subject to the following conditions:

1. Grantees and their successors in interest are prohibited from widening or re-routing the graveled surface of the 12-foot width of the existing road within the easement, as described in Exhibit "B", without prior approval of the Grantors.
2. The granting of this easement does not convey to the Grantees or their successors in interest any right to take timber.
3. The Grantees and their successors in interest shall not interfere in any manner with the ingress and egress of the Grantors or any other parties.

2-5-34-2-710 & 1300  
11-8-02

BOOK 231 PAGE 950

FILED  
SKAMANIA CO. WASH.  
BY SKAMANIA CO. REC.

Nov 8 2 31 PM '02

J. MICHAEL GARRISON

Deed Granting Road Easement

Page 2

4. The Grantors and their successors in interest, at their sole discretion, may reroute the graveled surface of the 12 foot roadway to an area within or proximate to the easement as described in Exhibit "B" in order to avoid removal of trees of greater than 12 inches diameter at the base.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties, their respective heirs, successors, and assigns.

DATED this 5<sup>th</sup> day of November, 2002.

Jay B. Jones  
Jay B. Jones  
Kay A. Jones  
Kay A. Jones

STATE OF PENNSYLVANIA )  
COUNTY OF Montgomery ) ss.

On this 5<sup>th</sup> day of November, 2002, before me, the undersigned, a Notary Public in and for the State of Pennsylvania, duly commissioned and sworn, personally appeared JAY B. JONES and KAY A. JONES, husband and wife, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the first above written.

Donna E. Kishbaugh  
Notary Public in and for the State of  
Pennsylvania, residing at Donville, Pa  
My commission expires \_\_\_\_\_



REAL ESTATE EXCISE TAX  
NA

NOV - 8 2002

PAID

Cy deper  
SKAMANIA COUNTY TREASURER

Notarial Seal  
Donna E. Kishbaugh, Notary Public  
Salem Twp., Luzerne County  
My Commission Expires Jan. 12, 2004  
Member, Pennsylvania Association of Notaries



EXHIBIT 'A'

PARCEL I

A tract of land in the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

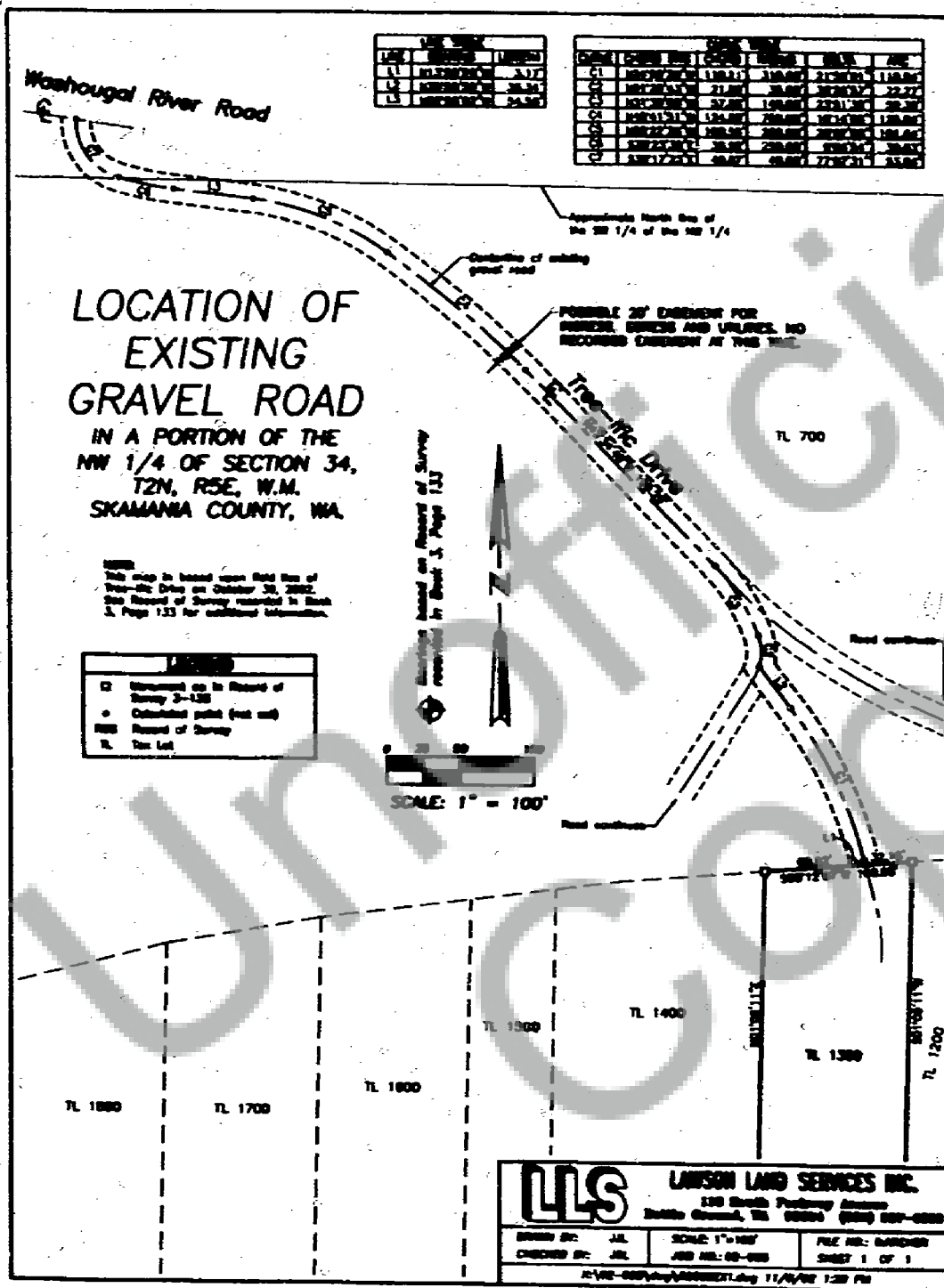
BEGINNING at a 3/4" iron pipe at the Northwest corner of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, as shown in Book 3, Page 133 of Surveys, recorded in Skamania County, Washington; thence South 01°09'11" West, along the West line of Section 34, 2,399.70 feet to a point at the center line of the Washougal River, as shown in said survey; thence North 78°13'55" East, 150.82 feet along said centerline, as shown in said survey; thence North 77°04'00" East, 72.89 feet, along said centerline, as shown in said survey; thence North 01°09'11" East, 425.80 feet to a 1" iron pipe, as set in said survey; thence North 75°06'26" East, 209.62 feet to a 1" iron pipe set in said survey; thence North 79°54'02" East, 108.99 feet to a 1" iron pipe, as set in said survey; thence North 82°26'55" East 103.82 feet to a 1" iron pipe, as set in said survey; thence North 82°26'55" East 58.29 feet to a 1" iron pipe, as set in said survey; thence North 82°26'55" East 45.52 feet to a 1" iron pipe, as set in said survey; thence North 85°12'07" East 201.36 feet to a 1" iron pipe, as set in said survey; thence North 85°12'07" East 53.29 feet to a 1" iron pipe, as set pursuant to this agreement, and the true point of beginning of this description; thence South 01°09'11" West 143.32 feet, more or less, to a 1" iron pipe as set pursuant to this agreement, and being a point 47.05 feet horizontal to and westerly of the 1/2" iron pipe, and as shown in Book 3, Page 133 of Surveys, recorded in Skamania County, Washington; thence South 01°09'11" West 150 feet, more or less, to a 1" iron pipe, as set pursuant to this agreement; thence South 01°09'11" West 128.38 feet, more or less to a point at the centerline of the Washougal River, as shown in said survey; thence North 80°15'15" East 53.29 feet to the Southeast corner of the Hays Tract as recorded in Book 228, Page 272; thence North 01°09'11" East along said East line of Hays Tract 426.12 feet, more or less, to the North line of the Boundary Line Agreement, recorded in Book 145, Page 939, also as disclosed by Survey recorded in Book 3 of Surveys, Page 133; thence North 85°12'07" East 53.29 feet to the True Point of Beginning.

PARCEL II

A tract of land in the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the West boundary line of said Section 34, where said boundary line intersects with the center of the channel of the Washougal River; thence easterly following the center of the channel of river to a point 880 feet East of the West boundary line of said Section 34, which last mentioned point is the place of beginning of the tract herein described; thence North parallel with the West boundary line said Section 34, a distance of 426.63 feet, more or less, to the North line of the Boundary Line Agreement recorded in Book 145, Page 939, also as disclosed by Survey recorded in Book 3 of Surveys, Page 133; and which said point is 800 feet East of the West boundary line of Section 34; thence in an Easterly direction along said North line 100.63 feet, more or less, to a point 900 feet East of the West Boundary Line of said Section 34; thence South parallel with the West boundary line of Section 34, a distance of 426.12 feet, more or less, to a point in the center of the Washougal River and which said point is 900 feet East of the West boundary of Section 34; thence Westerly following the center of the channel of said Washougal River 100 feet, more or less, to the point of beginning.

Also as shown by Survey recorded in Book 3 of Surveys, Page 133.





# LLS LAWSON

Land Services, Inc.

• Surveying • Environmental  
• Engineering • Planning

113 South Parkway Avenue

Battle Ground, WA 98604

360-687-0900

Fax 360-687-0522

Exhibit "B"

November 1, 2002

## Description of the Centerline of Existing Gravel Road For Marian Hayes

Commencing at the Northeast corner of the Marian Hayes Parcel I recorded under Auditor's File Number 145670, Skamania County Records, located in the Northwest one-quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian;

THENCE South 85°12'07" West, along the North line of said Hayes property, 32.16 feet to the POINT OF BEGINNING;

THENCE North 13°59'58" West, 3.17 feet to a 310-foot radius curve to the left, the chord which bears North 24°59'29" West, 118.21 feet;

THENCE along said curve 118.94 feet;

THENCE North 35°58'59" West, 36.34 feet to an intersecting road and a non-tangent curve to the left, the chord which bears North 01°29'43" West, 21.89 feet;

THENCE along said curve 22.27 feet to a 140-foot radius curve to the left, the chord which bears North 31°39'00" West, 57.88 feet;

THENCE along said curve 58.30 feet to an intersecting road;

THENCE North 43°34'49" West, 190.29 feet to a 700-foot radius curve to the left, the chord which bears North 48°41'51" West, 124.88 feet;

THENCE along said curve 125.04 feet to a 200-foot radius curve to the left, the chord which bears North 68°22'28" West, 100.55 feet;

THENCE along said curve 101.64 feet;

THENCE North 82°56'02" West, 54.56 feet to a 250-foot radius curve to the right, the chord which bears North 78°23'36" West, 39.58 feet;

THENCE along said curve 39.63 feet to a 40-foot radius curve to the right, the chord which bears North 35°17'23" West, 49.87 feet;

THENCE along said curve 53.84 feet more or less to the centerline of Washongal River Road and TERMINUS OF CENTERLINE.

