

147288

BOOK 235 PAGE 673

FILED
SFA
Sauer & Creagan

JAN 16 4 15 PM '03

P. G. Garry

J. MICHAEL J. JOHNSON

Return Address:

Stephen Miner
PO Box 9
Kalama, WA 98625

Document Title(s) or transactions contained herein:

Agreement & Grant of Easement

GRANTOR(S) (Last name, first name, middle initial)

Tucker, Daniel etal
Eastman, Pamela etal
Creagan, David etux etal
Sauer, Gerald etux etal

[] Additional names on page _____ of document.

REAL ESTATE EXCISE TAX

N/A

GRANTEE(S) (Last name, first name, middle initial)

Miner, Stephen etux

JAN 17 2003

PAID N/A

Vicky Chellach, Deputy
SKAMANIA COUNTY TREASURER

[] Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Lots 1-4 Glacier View Short Plat Vol 3 Pg 402
Lots 1 Swift Cove West Short Plat Vol 3 Pg 400

[] Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

Registered
Assigned
Released
Other

[] Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

07-05-21-0-0-0202-00 07-05-21-0-0-0203
07-05-21-0-0-0209-00
07-05-21-0-0-0213 thru 215-00

[] Property Tax Parcel ID is not yet assigned

[] Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

After Recording Return To:
Stephen Miner
P.O. Box 9
Kalama, WA 98625

AGREEMENT AND GRANT OF EASEMENT

THIS AGREEMENT AND GRANT OF EASEMENT is made this 15 day of January, 2003, by and between DANIEL TUCKER and PAMELA EASTMAN, single people; DAVID CREAGAN and BRENDA CREAGAN, husband and wife; and GERALD SAUER and MARY SAUER, husband and wife, hereinafter referred to as "Grantors", and STEPHEN MINER AND KAREN MINER, husband and wife, hereinafter referred to as "Grantees", for and in consideration of the mutual benefits derived by the parties hereto.

Grantors and Grantees own an interest in adjoining parcels of real estate located in Skamania County, Washington, the Grantors' parcels being legally described as:

Lot 1 of "Swift Cove West Short Plat" as recorded in Book 3 of Short Plats, Page 400.

Lot 1 of "Glacier View Short Plat" as recorded in Book 3 of Plats, page 402.

Lot 2 of "Glacier View Short Plat" as recorded in Book 3 of Plats, page 402.

Lot 3 of "Glacier View Short Plat" as recorded in Book 3 of Plats, page 402.

Lot 4 of "Glacier View Short Plat" as recorded in Book 3 of Plats, page 402.

and the Grantees' parcel being legally described as:

Lot 4 of Skamania County Record of Survey filed for record June 20, 2000, and recorded under Auditor's file No. 138413, Volume 3, Page 356, Records of Skamania County, Washington, also being a portion of the North Half of the Northwest Quarter, the South Half of the Northwest Quarter, and the West Half of the Southwest Quarter, all in Section 21, Township 7 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the Southwest corner of said Section 21; Thence along the West line of said Section 21, North 01°20'04" East, 2048.29 feet to the point of beginning; Thence North 35°36'02" East, 1186.74 feet to the Westerly line of that portion Conveyed to Pacific Power and Light Company by instrument recorded in Book 48, Page 352; Thence along said Westerly line, North 21°54'26" West, 150.08 feet; Thence continuing along said Westerly line, North 77°26'04" East, 506.44; Thence continuing along said Westerly Line, North 88°32'04" 343.07 feet; Thence continuing along said Westerly line, North 00°58'34" East, 591.59 feet; Thence continuing along said Westerly Line, South 76°32'04" West 429.78 feet; Thence South 63°42'43" West, 981.28 feet; Thence South 89°39'01" West, 160.00 feet to the West line of said Section 21; Thence along the West line of said Section 21, South 00°54'09" West, 711.33 feet to the West Quarter corner of said Section 21; Thence continuing along the West line of said Section 21, South 01°20'04" West, 567.89 feet to the point of beginning.

Grantors and Grantees desire to memorialize an agreement in regards to the above-described adjoining lots owned by them, for the benefit of each of them, and; therefore, hereby agree and Grantors grant an easement to Grantees legally described as follows:

30 FOOT ROAD EASEMENT SERVING "GLACIER POINT SHORT PLAT":

A non-exclusive easement for ingress, egress, and utilities and for the purposes of development over the West 30 feet of that portion of the Southwest quarter of Section 21, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington that lies North of the US Forest Service "90 Road" and South of the Northwestern line of Lot 4 of the "Glacier View Short Plat" as recorded in Book 3 of Short Plats, page 402.

Provided that the grantees shall be entitled to also use the above described easement for access to any future development that may occur on the grantee's property which lies North of Lot 4 of the "Glacier View Short Plat".

The easement created by this Agreement and Grant is superior and paramount to the rights of any of the parties to this Agreement in the respective servient state so created, and the parties further agree that it is a covenant that shall run with the land and shall be binding on and shall inure to the benefit of the parties to this Agreement and Grant of Easement, their respective heirs, successors and assigns.

IN WITNESS WHEREOF each party to this Agreement and Grant has caused it to be

executed on the date indicated below.

Daniel Tucker
 DANIEL TUCKER
 Dated: 1-15-03

Pamela Eastman
 PAMELA EASTMAN
 Dated: 1-15-03

David Creagan
 DAVID CREAGAN
 Dated: 1-15-03

Brenda Creagan
 BRENDA CREAGAN
 Dated: 1-15-03

Gerald Sauer
 GERALD SAUER
 Dated: 1/16/03

Mary Sauer
 MARY SAUER
 Dated: 1-16-03

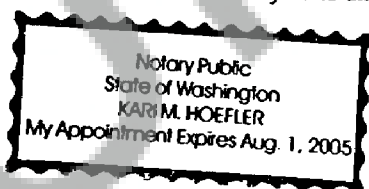
Stephen J. Miner
 STEPHEN MINER
 Dated: 1/16/03

Karen Miner
 KAREN MINER
 Dated: 1/16/03

STATE OF WASHINGTON)
) ss.
 County of Clark)

On this day personally appeared before me DANIEL TUCKER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of January, 2003.



Karim M. Hoefler
 NOTARY PUBLIC in and for the State of
 Washington, residing at Vancouver.
 My commission expires 8/1/05

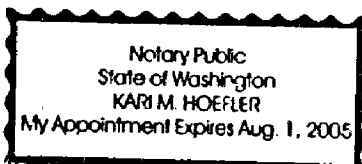
STATE OF WASHINGTON)

County of Clark

) ss.
)

On this day personally appeared before me PAMELA EASTMAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of January, 2003.



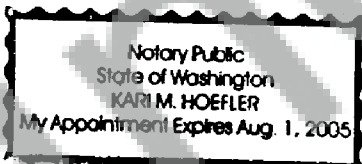
STATE OF WASHINGTON)

County of Clark

) ss.
)

On this day personally appeared before me DAVID CREAGAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of January, 2003.



STATE OF WASHINGTON)

County of Clark

) ss.
)

On this day personally appeared before me BRENDA CREAGAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Public
State of Washington
KARI M. HOEFLER
My Appointment Expires Aug. 1, 2005

STATE OF WASHINGTON)
) ss.
County of Clark)

Notary Public
State of Washington
KARI M. HOEFLE
My Appointment Expires Aug. 1, 2005

STATE OF WASHINGTON)
) ss.
County of Clark)

STATE OF WASHINGTON)
) ss.
County of Clark)

GIVEN under my hand and official seal this 16 day of January, 2003.

Notary Public
State of Washington
KARLA ROFFER
My Appointment Expires Aug. 1, 2005

NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.
My commission expires 8/1/05

STATE OF WASHINGTON)
County of Clark) ss.

GIVEN under my hand and official seal this 16 day of January, 2003.

Notary Public
State of Washington
KARI M. HOEFLER
My Appointment Expires Aug. 1, 2005

NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.
My commission expires 8/1/15