

147470

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After recording, please return to:

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FILED
SKAMANIA COUNTY
RECORDS
Kenneth Townsley
Feb 3 1 27 PM '03
J. MICHAEL RUSSELL

REAL ESTATE EXCISE TAX

N/A

FEB - 3 2003

PAID

N/A

Vicki Culland Oates
SKAMANIA COUNTY TREASURER

EXCISE TAX
PAID
FEB 3 2003
VICKI CULLAND OATES

Title of Document: ROADWAY EASEMENT
Grantors: RICHARD M. TUHOLSKY, Individually
Grantee: KENNETH W. TOWNSLEY, Individually
Abbreviated Legal Description: PORTION OF NW1/4 SECTION 8, T1N, R5E
Reference Numbers: N/A
Assessor Parcel I.D. Number: 01-05-08-0-0-0203-00

Gary H. Martin, Skamania County Assessor
Date 2/3/03 Parcel # 01-05-08-0-0-0203-00

ROADWAY EASEMENT

Grantor, RICHARD M. TUHOLSKY, Individually, for good and valuable consideration, hereby grants, bargains, sells and conveys to Grantee, KENNETH W. TOWNSLEY, Individually, a twenty (20) foot wide roadway easement along a portion of the southern property line of Grantor's real property located in Skamania County, State of Washington, legally described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1

ROADWAY EASEMENT - 1

NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF COUNTY ROAD NO. 1004, (DESIGNATED AS THE BELLECENTER ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, THAT IS 555 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 555 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 AND THE EASTERLY EXTENSION THEREOF, TO THE SOUTHWEST CORNER OF THAT TRACT CONVEYED TO LEWIS A. CHARTRAND, ET UX, BY DEED RECORDED AT PAGE 734 OF BOOK 66 OF DEEDS, RECORDS OF SKAMANIA COUNTY; THENCE NORTH 04° 47' WEST ALONG THE WEST LINE OF SAID CHARTRAND TRACT A DISTANCE OF 536.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 76° 51' EAST ALONG THE NORTH LINE OF SAID CHARTRAND TRACT A DISTANCE OF 222.6 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID COUNTY ROAD NO. 1004; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID COUNTY ROAD NO. 1004 A DISTANCE OF 195 FEET; THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.

ASSESSOR PARCEL NO. 01-05-08-0-0-0203-00.

This roadway easement shall be for ingress, egress, and utilities over the presently existing twenty (20) foot wide roadway in Skamania County, Washington, designated as "Kenco Road". This roadway easement is situated over, under, and across a strip of land lying along a portion of the southern property line of Grantor's property described above, which easement is more fully described as follows:

BEGINNING AT THE SOUTHEASTERN CORNER OF THE REAL PROPERTY LEGALLY DESCRIBED AS PARCEL I IN THAT QUIT CLAIM DEED RECORDED ON APRIL 16, 1987, WITH THE SKAMANIA COUNTY, WASHINGTON AUDITOR IN BOOK 104 PAGE 850 UNDER AUDITOR'S FILE NO. 103009; THENCE WESTERLY ALONG THE SOUTHERN BORDER OF SAID PARCEL I, EXTENDING FIFTY (50) FEET WEST OF THE INTERSECTION OF SAID PARCEL I AND THE NORTHWEST CORNER OF THE REAL PROPERTY DESIGNATED AS ASSESSOR'S PARCEL NO. 01-05-08-0-0-0805-00; THENCE NORTHERLY TWENTY (20) FEET; THENCE EASTERLY TO THE EASTERN PROPERTY LINE OF SAID PARCEL I; THENCE SOUTH ALONG THE EASTERLY PROPERTY LINE OF SAID PARCEL I TO THE POINT OF BEGINNING.

This roadway easement connects the real property designated as assessor parcel no. 01-05-08-0-0-0700-00, to the real property designated as assessor parcel no. 01-05-08-0-0-0806-00.

This roadway easement is for the benefit of, and is appurtenant to Grantee's real property located in Skamania County, State of Washington, legally described as follows:

ROADWAY EASEMENT - 2

THE FOLLOWING PARCELS OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL I

LOT 1 OF THE ROBERT D. FERGUSON SHORT PLAT NO. 2 AS RECORDED IN BOOK 2 OF SHORT PLATS ON PAGE 37, SKAMANIA COUNTY RECORDS.

PARCEL II

LOTS 1 AND 2 OF THE ROBERT D. FERGUSON SHORT PLAT NO. 3 AS RECORDED IN BOOK 2 OF SHORT PLATS ON PAGE 74, SKAMANIA COUNTY RECORDS.

PARCEL III

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF THE ROBERT D. FERGUSON SHORT PLAT NO. 3 AS RECORDED IN BOOK 2 OF SHORT PLATS AT PAGE 74, SKAMANIA COUNTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE WEST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE 669.52 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE EAST ALONG SAID SOUTH LINE 990 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 2 AND 1 TO THE POINT OF BEGINNING.

(THIS PARCEL FORMERLY BEING DESCRIBED AS LOTS 3 AND 4 OF SAID SHORT PLAT NO. 3 WHICH LOTS ARE NOW VACATED).

PARCEL IV

THE WEST 13 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8.

Grantor's real property described herein shall be the servient estate. Grantee's real property described herein shall be the dominant estate.

The purpose of this roadway easement is to allow Grantee to construct, repair, and maintain a roadway over Grantor's real property for ingress, egress, and utilities to Grantee's real property described herein. Grantee shall also install and maintain a 5 strand, 4 barb wire fence along the entire northern border of the easement.

This easement is exclusive to Grantee, his heirs, executors, administrators, personal representatives, successors and assigns, and only those other individuals or adjoining landowners who enter into a road

ROADWAY EASEMENT - 3

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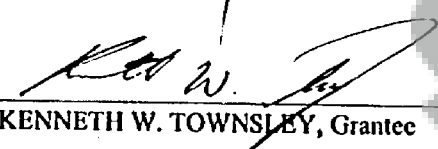
maintenance agreement with Grantee to equally share in the construction and maintenance costs of the roadway, fence, and other upkeep costs of the easement.

Grantee and those who enter into a road maintenance agreement with Grantee shall assume all liability for, and hold Grantors harmless of all damage or injury incurred as a result of the easement, or Grantee's use or improvements upon the easement.

This roadway easement shall run with the land and shall bind and inure to the benefit of the respective heirs, executors, administrators, personal representatives, successors and assigns of the parties.

IN WITNESS WHEREOF, the undersigned parties have caused this roadway easement to be executed and effective on this 16 day of December, 2002.

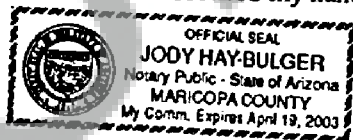

RICHARD M. TUHOLSKY, Grantor

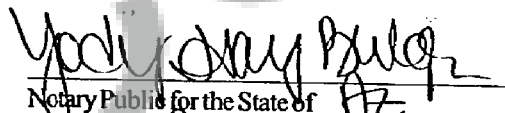

KENNETH W. TOWNSLEY, Grantee

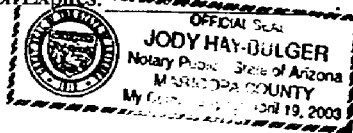
STATE OF AZ
County of Maricopa

On this day before me personally appeared RICHARD M. TUHOLSKY, to me known to be the same person named in and who executed the foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal this 25 day of November, 2002.




Notary Public for the State of AZ
Residing in AZ
My Commission Expires _____



ROADWAY EASEMENT - 4

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STATE OF WASHINGTON)

:ss.

County of Clark)

On this day before me personally appeared KENNETH W. TOWNSLEY, to me known to be the same person named in and who executed the foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal this 16th day of December, 2002.

PATRICIA M. CROSS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 2003

Patricia M. Cross
Notary Public for Washington.
Residing in Vancouver, WA
My Commission Expires: 2/1/2003

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