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O. Garry

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Vicky Clements Deputy
SKAMANIA COUNTY TREASURER

Title of Document:

ROADWAY EASEMENT

Grantors:

SANFORD F. McPOIL and TERESA D. PALMER-McPOIL,
husband and wife

Grantee:

KENNETH W. TOWNSLEY, Individually

Abbreviated Legal Description:

NE1/4 OF NW1/4 OF SECTION 8, T1N, R5E WM

Reference Numbers:

N/A

Assessor Parcel I.D. Number:

01-05-08-0-0-0700-00

Gary H. Martin, Skamania County Assessor

Date *2/3/03* *1-5-8-700-1-003*

Parcel #

ROADWAY EASEMENT

Grantors, SANFORD F. McPOIL and TERESA D. PALMER-McPOIL, husband and wife, for good and valuable consideration, hereby grant, bargain, sell and convey to Grantee, KENNETH W. TOWNSLEY, Individually, a twenty (20) foot wide roadway easement along the entire southern property line of Grantors' real property located in Skamania County, State of Washington, legally described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST
OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

ROADWAY EASEMENT - 1

BEGINNING AT AN IRON BAR MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1004, DESIGNATED AS THE BELLE CENTER ROAD, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8, SAID POINT BEING 1,316.17 FEET SOUTH AND 131.99 FEET WEST OF THE QUARTER CORNER ON THE NORTH LINE OF THE SAID SECTION 8; THENCE NORTH 89° 12' WEST FOLLOWING THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8 A DISTANCE OF 705.58 FEET TO A POINT MARKED BY AN IRON BAR; THENCE NORTH 04° 47' WEST 536.14 FEET TO A POINT MARKED BY AN IRON BAR; THENCE NORTH 76° 51' EAST 222.60 FEET TO INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE BELLE CENTER ROAD, SAID POINT BEING MARKED BY AN IRON BAR; THENCE FOLLOWING THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

ASSESSOR PARCEL NO. 01-05-08-0-0-0700-00.

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", which easement is situated over, under, and across a strip of land lying along the entire southern property line of the real property designated as Assessor Parcel No. 01-05-08-0-0-0700-00, connecting Belle Center Road to the real property designated as Assessor Parcel No. 01-05-08-0-0-0203-00, which easement is more fully described as follows:

A TWENTY (20) FOOT WIDE TRACT OF LAND IN SKAMANIA COUNTY, WASHINGTON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, WHICH TRACT OF LAND SHALL EXTEND TWENTY (20) FEET WIDE TO THE NORTH OF THE ENTIRE SOUTHERN BOUNDARY LINE OF THIS TRACT OF LAND, WHICH SOUTHERN BOUNDARY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1004, DESIGNATED AS THE BELLE CENTER ROAD, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8, SAID POINT BEING 1,316.17 FEET SOUTH AND 131.99 FEET WEST OF THE QUARTER CORNER ON THE NORTH LINE OF THE SAID SECTION 8; THENCE NORTH 89° 12' WEST FOLLOWING THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8 A DISTANCE OF 705.58 FEET TO A POINT MARKED BY AN IRON BAR.

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:

THE FOLLOWING PARCELS OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5

ROADWAY EASEMENT - 2

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


ROADWAY EASEMENT - 3

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.

Sanford F. McPoil
SANFORD F. McPOIL, Grantor

Teresa D Palmer McPoil
TERESA D. PALMER-McPOIL, Grantor


KENNETH W. TOWNSLEY, Grantee

STATE OF WASHINGTON)
County of Skamania)

On this day before me personally appeared SANFORD F. McPOIL and TERESA D. PALMER-McPOIL, husband and wife, to me known to be the same persons named in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal this 10 day of December, 2002.

Notary Public for Washington.
Residing in VANCOUVER
My Commission Expires: 01-08-2009

STATE OF WASHINGTON)

County of Clark)

:ss.

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

ROADWAY EASEMENT - 5