

AFTER RECORDING MAIL TO:

Name John W. Crumpacker
Address P.O. Box 100
City / State Underwood, WA. 98651

Document Title(s): (or transactions contained therein)

1. Declaration of Covenants,
2. Conditions & Restrictions
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Crumpacker, John W.
2. Bresin, Ronda B.,
3. husband & wife.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Crumpacker, John W.
2. Bresin, Ronda B.,
3. husband and wife,
4. and the public.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

03-10-20-0-0-1100-00

☒ Complete legal description is on page 6 of document (See Exhibit "A")

Assessor's Property Tax Parcel / Account Number(s):

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**DECLARATION
OF
COVENANTS, CONDITIONS & RESTRICTIONS**

Pursuant to the Laws of the State of Washington, and any applicable laws or rules of Skamania County Washington; and pertaining to and affecting real property owned by Declarants as described in Exhibit "A" hereto; and to their heirs, successors or assigns in interest to which this Declaration of Covenants, Conditions, and Restrictions applies; notice is hereby given.

TO THE PUBLIC:

KNOW ALL MEN BY THESE PRESENTS, that John W. Crumpacker and Ronda B. Bresin, husband and wife (hereinafter referred to as "Declarants"), do hereby declare as follows:

WITNESSETH:

WHEREAS, Declarants herein are the owners in fee simple of real estate situated in Skamania County, State of Washington, with an abbreviated description of Section 20, Township 3 North, Range 10 E.W.M (Assessor's Tax Parcel ID No.: 03-10-20-0-0-1100-00) and legally described in Exhibit "A" which is attached hereto and incorporated herein by this reference (this property is hereinafter referred to as the "Restricted Parcel"). The Covenants, Conditions, and Restrictions (hereinafter referred to as "CCRs") established and certified by this Declaration apply to the Restricted Parcel.

WHEREAS, the Declarants herein are also the owners in fee simple of real estate situated in Skamania County, State of Washington, with an abbreviated description of Section 20 and Section 29, Township 3 North, Range 10 E.W.M Assessor's (Assessor's Tax Parcel ID No.: 03-10-20-0-0-1000-00, which is hereinafter referred to as the "Benefited Parcel") and which is located directly to the west of, and borders, the Restricted Parcel. The common property line shared by the Restricted Parcel and the Benefited Parcel runs in a north-south direction for 553.42 feet as set forth in Exhibit "B" which is attached hereto and fully incorporated herein by this reference (the western property line of the Restricted Parcel is hereinafter referred to as the "Western Property Line").

WHEREAS, it is the purpose of these CCRs to protect the privacy enjoyed on the Benefited Parcel by preventing certain uses and practices on the Restricted Parcel, hereinafter enumerated, that might reduce or eliminate the thick vegetative screening created by the trees and bushes on the Restricted Parcel which lie within thirty (30) feet of the Western Property Line.

WHEREAS, the Declarants do hereby establish the following CCRs, each and all of which shall run with, touch and concern, and be imposed upon, the land referred to as the Restricted Parcel, and which shall bind Declarant's heirs, successors and assigns in

interest; and each and all of which shall further inure to the benefit of, and be enforceable by, the owner or owners of the Benefited Parcel, as well as their heirs, successors and assigns in interest for a period of twenty years from the date of this Declaration.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration received by Declarants, Declarants declare, agree and covenant with respect to the Restricted Parcel that for a period of twenty years from the date of this Declaration, Declarants and their heirs, successors and assigns in interest:


1. Shall not disturb, damage or remove any trees or bushes of any kind located on the Restricted Parcel which are within thirty (30) feet of the entire length of the Western Property Line, except upon written permission of the owners of record of the Benefited Parcel or upon order of a court of competent jurisdiction, and only so long as such removal thereafter complies with the replanting obligations of paragraph 4 below;
2. Shall not construct, maintain, or suffer to be constructed or maintained, any structure (other than a fence), road, or easements for ingress and egress which are located on the Restricted Parcel and are within thirty (30) feet of the entire length of the Western Property Line;
3. Shall not disturb, damage or remove any trees or bushes of any kind on the Restricted Parcel which are located within thirty (30) feet of the entire length of the Western Property Line in connection with the placement and construction of any fence along the Western Property Line, except upon written permission of the owners of record of the Benefited Parcel.
4. Shall immediately replant coniferous trees at least ten (10) feet in height, and spaced no more than ten (10) feet apart, in all affected areas, if trees or bushes of any kind which are on the Restricted Parcel and located within thirty (30) feet of the entire length of the Western Property Line die, fall down or are removed, as a result of natural or manmade causes, including fence construction, and thereby interrupt the continuous screening along the Western Property Line;
5. Each and all of these CCRs shall run with, touch and concern, and be imposed upon, the land referred to as the Restricted Parcel, and shall bind Declarant's heirs, successors and assigns in interest; and each and all of which shall further inure to the benefit of, and be enforceable by, the owner or owners of the Benefited Parcel, as well as their heirs, successors and assigns in interest.

It is understood and agreed that existing structures and conditions on the Restricted Parcel are not in violation of this Declaration, and that future disturbances within the thirty foot restricted area required by utility companies are excepted from the terms of this Declaration so long as Declarants and their heirs, successors and assigns in interest comply with the replanting obligations set forth in Paragraph 4, above.

Declaration - 2

This document was executed this 19th day of May, 2004 by the following persons, having full legal authority to enter into this agreement.

DECLARANTS:


John W. Crumpacker


Ronda B. Bresin


State of Washington)

) ss:

County of Skamania)

I certify that I know or have satisfactory evidence that John Crumpacker is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the act of of JOHN W. CRUMPACKER, to be the free and voluntary act of such party for the uses and purposes therein described.

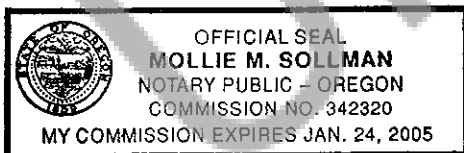
Dated this 19th day of May, 2004.


Mollie M. Sollman
(print name)

NOTARY PUBLIC in and for the
State of ~~Washington~~ Oregon

Residing at Hood River Oregon

My appointment expires: 1-24-2005

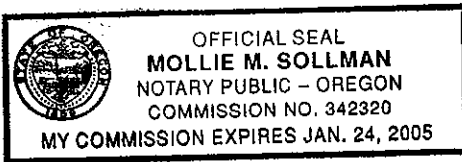


Declaration - 3

State of Washington)
) ss:
County of Skamania)

I certify that I know or have satisfactory evidence that ~~Ronda B. Bresin~~ Ronda Bresin is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledged it as the act of of RONDA B. BRESIN, to be the free and voluntary act of such party for the uses and purposes therein described.

Dated this 19th day of May, 2004.



Mollie M. Sollman
Mollie M. Sollman
(print name)
NOTARY PUBLIC in and for the
State of ~~Washington~~ Oregon
Residing at Hood River, Oregon
My appointment expires: 1-24-2005

EXHIBIT A

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

That portion of the following described tract lying North of the Cooks Underwood County Road and containing 8.18 acres more or less. Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section (South Quarter Corner), thence West 30 rods (495.0 ft.); thence North 531 _ rods (880.0 feet); thence East 30 rods (495.0 feet); thence South 531 _ rods (880.0 feet) to the point of beginning.

EXCEPTING therefrom the following:

That portion Conveyed to Steven Koch et ux, by instrument recorded in Book 177, Page 947.

That portion Conveyed to Nelson L. Meaghers, et ux, by instrument recorded in Book 66, Page 732.

That portion Conveyed to David J. Hoagland, et ux, by instrument recorded January 29, 1990 in Book 117, Page 634.

EXHIBIT B

