

Filed for Record at request of:

REAL ESTATE EXCISE TAX

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OCT 27 2004

PAID

SKAMANIA COUNTY TREASURER

GRANT OF EASEMENT FOR INGRESS AND EGRESS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Jimmie S. Caldwell and Kathryn Caldwell, husband and wife,

GRANTORS herein, are owners in fee simple of a parcel of real estate described as:

A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7
1/2 East of the Willamette Meridian, in the County of Skamania, State of
Washington, described as follows:

Lot 4 of the HEAVEY SHORT PLAT recorded in Book 3 of Plats, page 164,
Skamania County Records.

EXCEPT a plat of ground being 35 feet by 35 feet being a private Cemetery of the
Samantha E. Bevans family.

SUBJECT TO:

1. Taxes for the year 1993: \$809.41 balance of \$404.70.
2. Easement for Pipeline, including the terms and provisions thereof,
recorded October 30, 1909 in Book M, Page 77, Skamania County Deed
Records.
3. Rights of others thereto entitled in and to the continued uninterrupted flow
of Nelson Creek, and rights of upper and lower riparian owners in and to
the use of the waters and the natural flow thereof.
4. Any adverse claims based upon the assertion that Nelson Creek has
moved.

5. Flowage easement to the United States, including the terms and provisions thereof, recorded in Book Z, Page 456, Skamania County Deed Records.
6. Flowage easement to the United States, including the terms and provisions thereof, recorded December 13, 1973 in Book 65, Page 961, Skamania County Deed Records.
7. Private Road Agreement, including the terms and provisions thereof, recorded July 5, 1990 in Book 119, Page 637, Skamania County Deed Records.
8. Easement as shown on the recorded Plat.
9. Deed of Trust, including the terms and provisions thereof, executed by David Earl Harris, as grantor, to Benevest Services, Inc., a Washington Corporation, as trustee for Beneficial Washington, Inc., d/b/a Beneficial Mortgage Co., as Beneficiary, dated July 27, 1992, recorded July 28, 1992, in Book 129, Page 937, in Auditor's File No. 114073, Skamania County Mortgage Records, given to secure the payment of \$85,000.00.

Skamania County Tax Parcel No. 03-75-36-4-0-1803-00.

WHEREAS, Irving G. Snyder, Jr., and Janet Snyder, husband and wife, the GRANTEES herein are owners in fee simple of a parcel of real estate described as:

A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the HEAVEY SHORT PLAT recorded in Book 3 of Short Plats, page 164, Skamania County Records.

SUBJECT TO:

1. Easement for Pipeline, including the terms and provisions thereof, recorded October 30, 1909 in Book M, Page 77, Skamania County Deed Records.
2. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
3. Rights of others thereto entitled in to the continued uninterrupted flow of Nelson Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.

4. Any adverse claims based upon the assertion that Nelson Creek has moved.
5. Flowage easement to the United States, including the terms and provisions thereof, recorded in Book Z, Page 456, Skamania County Deed Records.
6. Flowage easement to the United States, including the terms and provisions thereof, recorded December 13, 1973 in Book 65, Page 961, Skamania County Deed Records.
7. Private Roadway Agreement, including the terms and provisions thereof, recorded July 5, 1990 in Book 119, Page 637, Skamania County Deed Records.
8. Easements, as shown on the recorded short plat in Book 3 of Short Plats, Page 164.

Skamania County Tax Parcel No. 03-75-36-4-0-1800-00.

WHEREAS, the GRANTORS, for and in consideration of dismissal of claims and counterclaims in Skamania County Superior Court cause no. 03-2-00016-9 and in accordance with the Court's judgment and order therein, grants to the GRANTEES, an easement for right of way purposes of ingress and egress described as follows and shown more particularly in Easement Description in attachment "A" attached hereto.

This easement shall be a permanent restriction on the above described real estate and shall be binding upon the grantors, their successors and assigns and such shall be appurtenant to the said land of any future owners of said property.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals this ____ day of 9/21, 2004.


JIMMIE S. CALDWELL, husband


KATHRYN CALDWELL, wife

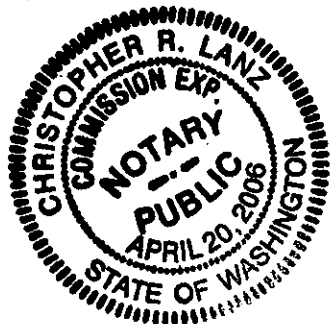
STATE OF WASHINGTON)
 :
County of Skamania)

ss.

ON THIS DAY personally appeared before me JIMMIE S. CALDWELL, and KATHRYN CALDWELL,

husband and wife, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she/he signed the same as her/ his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of September, 2004.



Christopher R. Lanz
Notary Public for the State of Washington

Residing at Levenson WA

My commission expires 4/20/2006

Unofficial Copy

Easement Description

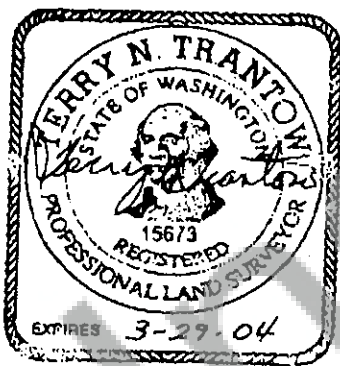
A strip of land for ingress and egress over and across a portion of Government Lot 11, Section 36, Township 3 North, Range 7.5 East, W.M., in the County of Skamania and the State of Washington, being that portion of Lot 4 of the HEAVEY SHORT PLAT as shown on the map thereof recorded July 5, 1990 in Book 3 at Pages 164-165 of Short Plats, AF# 109585, records of said County, and described more particularly as follows:

Beginning at the Northeast corner of said Lot 4, thence S 36°29'03" W along the Southeasterly line thereof, 56.98 feet to a point of cusp on the Westerly edge of a paved driveway; thence N 15°10'41" E along said edge, extended, of a gravel driveway, 41.38 feet to the Northerly line of said Lot 4 being a curve concave to the North with a radius of 5829.58 feet; thence Easterly along said curve a distance of 23.79 feet to the point of beginning (the chord of which bears N 75°41'13" E, 23.79 feet).

[Area by calculation of 428 square feet]

Gary H. Martin, Skamania County Assessor

Date 01/27/04 Parcel # 3-25-36-4-1803
C.S.



17 January 2004
Terry N. Trantow, PLS

EX. "A"
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