

**AFTER RECORDING MAIL TO:**

Name WOODRICH AND ARCHER LLP

Address PO BOX 510

City / State STEVENSON, WA 98648

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

1. EASEMENT DEED & ROAD MAINTENANCE AGREEMENT
- 2.
- 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. SCHATZ, LIBBY
- 2.
- 3.
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document

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

1. COLLINS, GAIL G.
2. COLLINS, CAROL J.
3. COLLINS, GARY L.
- 4.

5. ☐ Additional names on page \_\_\_\_\_ of document

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

NE $\frac{1}{4}$  SEC 2 T2N R7E

☒ Complete legal description is on page 648 of document

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

02-07-02-1-0-1000-00

02-07-02-1-0-0800-00

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.



**REAL ESTATE EXCISE TAX**

N/A  
MAR 21 2005  
PAID  
Vicki Chelmsford  
SKAMANIA COUNTY TREASURER

**WHEN RECORDED RETURN TO:**

WOODRICH & ARCHER LLP  
110 SE Cascade Avenue  
P.O. Box 510  
Stevenson, WA. 98648

**EASEMENT DEED AND ROAD MAINTENANCE AGREEMENT**

For good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor, LIBBY SCHATZ, a single woman, conveys and warrants to GAIL G. COLLINS and CAROL J. COLLINS, a Washington Marital Community, and GARY L. COLLINS, as his separate estate, Grantees, a perpetual nonexclusive easement for ingress and egress thirty (30) feet in width under, over, through and across the property located in Skamania County, Washington in the NE ¼ S2,T2N,R7E,WM, Tax Parcel No. 2-7-02-1-0-1000 (portion) as fully described on Exhibit "A" attached hereto and by this reference incorporated herein, located approximately as indicated on Exhibit "B", attached hereto and by this reference incorporated herein.

The easement granted by this deed is for the benefit of and appurtenant to the parcel of property described in Exhibit "C", attached hereto and by this reference incorporated herein, in the

County of Skamania, State of Washington.

For and in consideration of the Grantor granting to the Grantees this easement deed, the Grantees shall construct, at the Grantees' expense, a 20 foot wide gravel driveway that will end in a "hammerhead" and which will comply with City of Stevenson minimum driveway construction standards.

Maintenance costs for this driveway after completion of its original construction shall be shared evenly between the parties hereto. Provided, however, that if either party hereto desires to further improve the driveway beyond its original construction then that party shall bear the full cost of said further improvement as well as the full costs of the subsequent future maintenance thereof, unless the parties otherwise agree in writing.

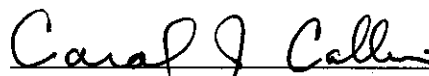
This Road Maintenance Agreement shall be binding upon, and inure to the benefit of the parties hereto, their successors, heirs or assigns.

IN WITNESS WHEREOF this easement is executed as of this 21 day of March, 2005.

  
Libby SCHATZ, GRANTOR

GRANTEE

  
Gail G. Collins

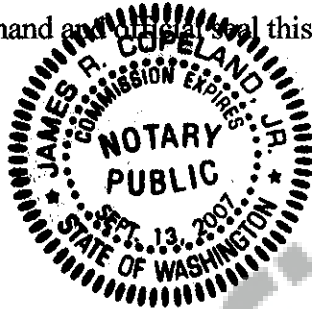
  
Carol J. Collins

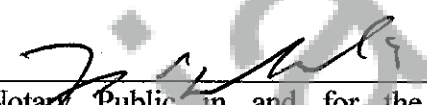
  
Gary L. Collins

STATE OF WASHINGTON )  
 ) ss.  
County of SKAMANIA )

On this day personally appeared before me **Libby SCHATZ**, to me known to be the individual(s) 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 21 day of March, 2005.

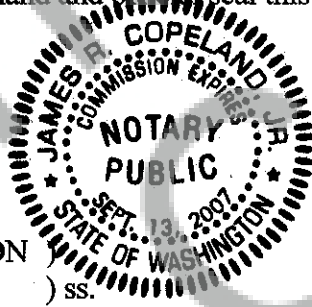


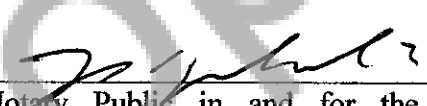
  
Notary Public in and for the State of  
Washington  
Commission expires 9-13-07

STATE OF WASHINGTON )  
 ) ss.  
County of SKAMANIA )

On this day personally appeared before me **Gail G. Collins and Carol J. Collins**, to me known to be the individual(s) 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 21 day of March, 2005.

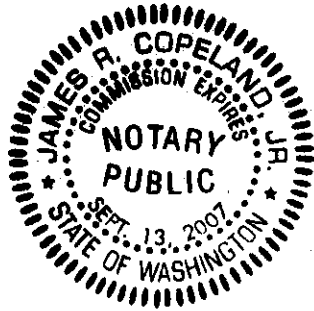


  
Notary Public in and for the State of  
Washington  
Commission expires 9-13-07

STATE OF WASHINGTON )  
 ) ss.  
County of SKAMANIA )

On this day personally appeared before me **Gary L. Collins**, to me known to be the individual(s) 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 21 day of March, 2005.



*[Signature]*  
Notary Public in and for the State of  
Washington  
Commission expires 9.13.07

Unofficial  
Copy

EXHIBIT 'A'

A tract of land in the Northeast quarter of Section 2, Township 2 North, Range 7 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

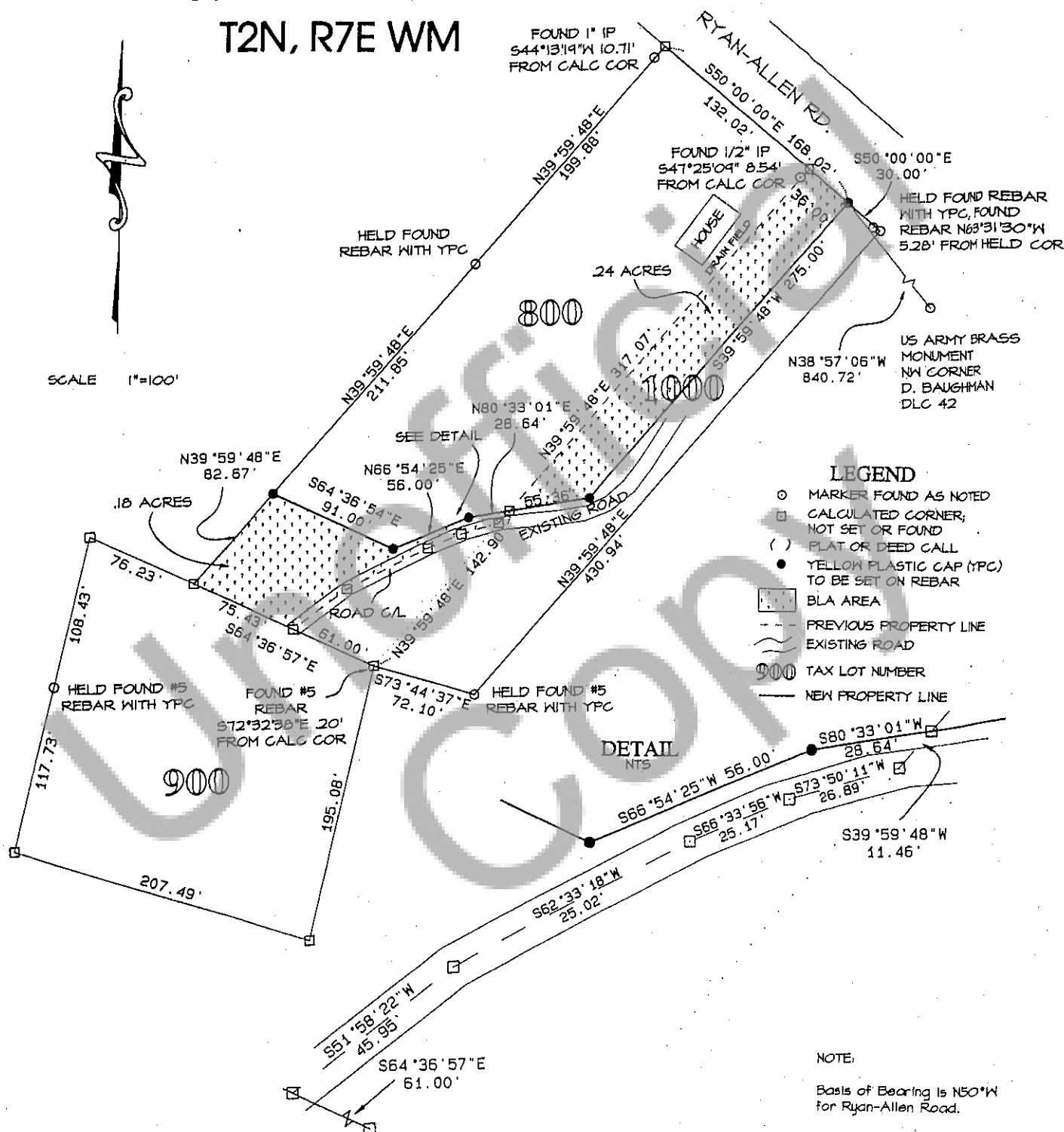
Beginning at the Northwest corner of the BAUGHMAN D.L.C. No. 42; thence North 358.25 feet; thence North 61° 09' West 430.30 feet; thence North 50° 00' West 76.80 feet; thence South 40° 00' West 30 feet; thence North 50° West 132 feet to the Northwest corner of a tract of land conveyed to David J. Stevenson as described in Parcel II, recorded April 22, 1996, in Book 156, Page 756, which is also the Northeast corner of a tract of land conveyed to Gary G. Collins and Gail Collins by instrument recorded March 20, 1998, in Book 174, Page 654; thence South 50° East 36 feet to the true point of beginning; thence South 39° 59' 48" West 275 feet; thence South 80° 33' 01" East 55.36 feet to the Westerly line of said Parcel II of Stevenson tract; thence South 50° East 66 feet to a point on the Easterly line of said Parcel II; thence North 39° 59' 48" East 317.07 feet to the Northeast corner of said Parcel II; thence North 50° West 30 feet to the true point of beginning.

Exhibit 'B'

# BOUNDARY LINE ADJUSTMENT IN THE NORTH HALF OF SECTION 2 T2N, R7E WM



SCALE 1"=100'



## LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND
- ( ) PLAT OR DEED CALL
- YELLOW PLASTIC CAP (YPC) TO BE SET ON REBAR
- BLA AREA
- PREVIOUS PROPERTY LINE
- EXISTING ROAD
- 900 TAX LOT NUMBER
- NEW PROPERTY LINE

NOTE:

Basis of Bearing is N50°W for Ryan-Allen Road.



| DATE | DESCRIPTION | BY  |
|------|-------------|-----|
| 7/99 | DRAFT       | MSH |
| 7/99 | CHECKED     | RWB |

**BLA MAP**  
FOR GARY COLLINS  
STEVENSON, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 998024  
DATE: May 2001

EXHIBIT 'C'

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

Commencing at the Northwest corner of the Baughman D.L.C. No. 42; thence North 358.25 feet; thence North 61°09' West 430.00 feet; thence North 50°00' West 76.80 feet; thence South 40°00' West 431.85 feet; thence North 73°56' West 144.38 feet to the true place of beginning of the tract hereby described; thence North 40°00' East 460.38 feet; thence North 50°00' West 132 feet; thence South 40°00' West 494.52 feet; thence South 64°30' East 136.29 feet to the place of beginning.

EXCEPT that portion conveyed to Tamera Miller by instrument recorded October 24, 1998 in Book 111, Page 342.

ALSO EXCEPT that portion conveyed to Verle C. Moore, et ux, by instrument recorded April 29, 1988 in Book 109, Page 306.