

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Albert F. Schlotfeldt, Attorney  
Duggan Schlotfeldt & Welch, PLLC  
900 Washington Street, Suite 1020  
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

N/A  
APR 26 2005

PAID N/A  
*Michael Fortin Deputy*  
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor  
Date 4-25-05 Parcel # 07-06-24-0-0-0100-00  
*fr* 07-06-24-0-0-0200-00  
07-06-24-0-0-0300-00  
07-06-24-0-0-0400-00  
07-06-24-0-0-0500-00  
07-06-24-0-0-0600-00  
07-06-24-0-0-0700-00

Grantors (Person or Company  
indebted to Claimants):

DAVID CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY SAUER, MICHAEL FORTIN and KIM FORTIN

Grantees (Claimants):

DAVID CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY SAUER, MICHAEL FORTIN and KIM FORTIN

Abbreviated Legal:

Assessor's Property Tax  
Parcel/Account #:

*fr* *fr* *fr* *fr*  
07-06-00-24-100-00; 07-06-00-24-200-00; 07-06-00-24-300-00; 07-06-00-24-400-00; 07-06-00-24-500-00; 07-06-00-24-600-00; AND 07-06-00-24-700-00

Other Reference Nos:

EASEMENT AGREEMENT

This Agreement is made this 25 day of Apr. 1, 2004, by DAVID CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY SAUER, MICHAEL FORTIN and KIM FORTIN, the record title owners of seven adjacent parcels of property abutting certain easements described on the attached Exhibits.

RECITALS

The declarations contained in this Easement Agreement ("Agreement") are based on the following factual recitals:

A. DAVID CREAGAN and BRENDA CREAGAN and GERALD SAUER and MARY SAUER jointly are the owners of five parcels of real property, legally described in the records of Skamania County under document numbers 2005155968, 2005155969, 2005155970, 2005155971, and 2005155972.

B. GERALD SAUER and MARY SAUER are the owners of a parcel of real property, legally described in the records of Skamania County under document number 2004153496.

C. MICHAEL FORTIN and KIM FORTIN are the owners of a parcel of real property, legally described in the records of Skamania County under document number 2004153497.

D. As of the date of this agreement, the respective owners of the parcels and their addresses are as follows:

DAVID and BRENDA CREAGAN, 19707 NE 105<sup>th</sup> Avenue, Battle Ground, WA 98604  
GERALD and MARY SAUER, 26300 NE 16<sup>th</sup> St., Camas, WA 98607  
MICHAEL FORTIN and KIM FORTIN, 2018 NE 129<sup>th</sup> Avenue, Vancouver, WA 98684

#### SECTION ONE EASEMENTS

1.1 LOOWIT LANE. The parties to this agreement hereby grant and convey to each other a perpetual easement, legally described in Exhibit "A" attached hereto and depicted in the map attached hereto as Exhibit "C", for the purposes of ingress, egress, utilities and future development to and from the parties' respective parcels and other property in Section 24 that they may acquire.. The easement burdens the respective parcels and runs with the land.

1.2 FORTIN SPUR ROAD. The parties to this agreement grant and convey to each other a perpetual easement legally described in Exhibit "B" attached hereto and depicted in the map attached hereto as Exhibit "C" for the purposes of ingress, egress, utilities and future development to and from the parties' respective parcels. The easement burdens the easement premises and runs with the land.

1.3 RELINQUISHMENT OF PRIOR EASEMENTS. The parties hereby relinquish and vacate the prior easement legally described in the records of Skamania County under document number 2004153496 and 2004153497.

#### SECTION TWO ASSIGNMENT OF RIGHTS

All rights granted in this Agreement shall not be further assignable by the parcel owners except as an appurtenance to and in conjunction with the sale or subdivision of their parcels.

SECTION THREE  
AMENDMENT

The provisions of this Agreement may be amended, but only with the consent of 75% of the parcel owners of all the property described herein.

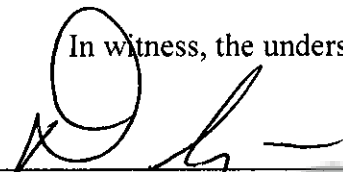
SECTION FOUR  
BINDING AGREEMENT

The easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

SECTION FIVE  
VOTING

If a parcel is owned by more than one person, all the owners of a parcel will collectively be referred to as the parcel owner, and will be entitled to only one collective vote, i.e., each parcel represents one vote in the matters covered by this Agreement. If a parcel is divided, each parcel shall have one vote.

In witness, the undersigned have executed this Agreement on the date first written above.

  
\_\_\_\_\_  
DAVID CREAGAN

  
\_\_\_\_\_  
BRENDA CREAGAN

  
\_\_\_\_\_  
GERALD SAUER

  
\_\_\_\_\_  
MARY SAUER

  
\_\_\_\_\_  
MICHAEL FORTIN

  
\_\_\_\_\_  
KIM FORTIN

STATE OF WASHINGTON )

County of Clark ) : ss.

I certify that David Creagan and Brenda Creagan appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5<sup>th</sup> day of April, 2005.

JUDITH E. SHAW  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JULY 10, 2008

*Judith E. Shaw*  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: July 10, 2008

STATE OF WASHINGTON )  
County of Clark ) : ss.

I certify that Gerald Sauer and Mary Sauer appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of April, 2005.

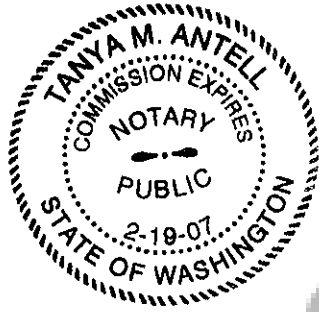
TANYA M. ANTELL  
COMMISSION EXPIRES  
NOTARY  
PUBLIC  
2-19-07  
STATE OF WASHINGTON

*Tanya M. Antell*  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 2/19/07

STATE OF WASHINGTON )  
                               : ss.  
County of Clark )

I certify that Michael Fortin and Kim Fortin appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13<sup>th</sup> day of April, 2005.



Tanya M Antell  
NOTARY PUBLIC FOR WASHINGTON  
My Commission Expires: 2/19/07

Unofficial Copy

DOC # 2005157009  
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## EXHIBIT "A"

A 40-foot non-exclusive easement (and such additional widths as necessary for associated cuts and fills), for ingress, egress, and utilities the centerline of which is described as follows:

BEGINNING at a point in the centerline of the United State Forest Service "25 Road" at a point from which the Quarter Corner between Sections 23 and 24 bears North 88° 45' 25" West, 109.85 feet; thence North 10° 59' 00" West, along the centerline of the "25 Road", 29.11 feet; thence along the arc of a 2220.00 foot radius curve to the right, through a central angle of 10° 11' 40", for an arc distance of 395.00 feet to the TRUE POINT OF BEGINNING of the easement centerline to be described; thence leaving said centerline of the "25 Road", North 75° 00' 00" East, 125.00 feet; thence along the arc of a 145.51 foot radius curve to the right, through a central angle of 31° 30' 00", for an arc distance of 80.00 feet; thence South 73° 30' 00" East, 140.00 feet; thence along the arc of a 309.71 foot radius curve to the right, through a central angle of 18° 30' 00", for an arc distance of 100.00 feet; thence South 55° 00' 00" East, 10.00 feet; thence along the arc of a 505.55 foot radius curve to the left, through a central angle of 17° 00' 00", for an arc distance of 150.00 feet; thence South 72° 00' 00" East, 125.00 feet; thence along the arc of a 298.42 foot radius curve to the right, through a central angle of 24° 00' 00", for an arc distance of 125.00 feet; thence South 48° 00' 00" East, 120.00 feet; thence along the arc of a 304.38 foot radius curve to the right, through a central angle of 32° 00' 00", for an arc distance of 170.00 feet; thence along the arc of a 600.24 foot radius curve to the left, through a central angle of 21° 00' 00", for an arc distance of 220.00 feet; thence South 37° 00' 00" East, 220.00 feet; thence along the arc of a 156.26 foot radius curve to the left, through a central angle of 55° 00' 00", for an arc distance of 150.00 feet; thence North 88° 00' 00" East, 25.00 feet; thence along the arc of a 104.17 foot radius curve to the right, through a central angle of 77° 00' 00", for an arc distance of 140.00 feet; thence along the arc of a 606.66 foot radius curve to the right, through a central angle of 17° 00' 00", for an arc distance of 180.00 feet; thence South 02° 00' 00" West, 160.00 feet; thence along the arc of a 491.11 foot radius curve to the left, through a central angle of 14° 00' 00", for an arc distance of 120.00 feet;

thence South 12° 00' 00" East, 31.82 feet to the North line of the "Fortin tract" as described in Skamania County Auditor's File No. 2004153497 at a point that bears South 89° 01' 27" East, 248.92 feet from a 1/2 inch iron rod at the Northwest corner of the "Fortin tract"; thence along the arc of a 404.89 foot radius curve to the right, through a central angle of 15° 00' 00", for an arc distance of 106.00 feet; thence South 03° 00' 00" West, 90.00 feet; thence along the arc of a 143.89 foot radius curve to the left, through a central angle of 112° 00' 00", for an arc distance of 281.27 feet; thence North 71° 00' 00" East, 133.00 feet; thence along the arc of a 213.95 foot radius curve to the right, through a central angle of 36° 57' 28" East, for an arc distance of 138.01 feet to the East line of the "Fortin tract" (coincident with the West line of the "Sauer tract" as described in Skamania County Auditor's File No. 2004153496) at a point that is South 01° 18' 16" West, 286.50 feet from the Northeast corner of the "Fortin tract" (and the Northwest corner of the "Sauer tract"); thence continuing along said 213.95 foot radius curve to the right, through a central angle of 42° 02' 32", for an arc distance of 156.99 feet; thence South 30° 00' 00" East, 180.00 feet; thence along the arc of a 179.75 foot radius curve to the left, through a central angle of 51° 00' 00", for an arc distance of 160.00 feet; thence South 81° 00' 00" East, 157.25 feet; thence along the arc of a 188.28 foot radius curve to the left, through a central angle of 37° 00' 00", for an arc distance of 121.58 feet to the East line of the "Sauer tract" at a point that is South 01° 23' 17" West, 291.00 feet, from a 3/4 inch aluminum pipe at an angle point in said East line; thence North 62° 00' 00" East, 40.00 feet; thence along the arc of a 332.32 foot radius curve to the left, through a central angle of 50° 00' 00", for an arc distance of 290.00 feet; thence North 12° 00' 00" East, 314.50 feet to the terminus of said easement centerline at the Northeast corner of the "Sauer & Creagan tract" as described in Skamania County Auditor's File No. 2005155969, at a point that is South 74° 40' 46" East, 265.54 feet from a 1/2 inch iron rod at the Northwest corner thereof. (The sidelines of said easement to be extended or shortened, so as to terminate on a line that bears North 74° 40' 46" West, and South 74° 40' 46" East, from the above centerline terminus.)

## EXHIBIT "B"

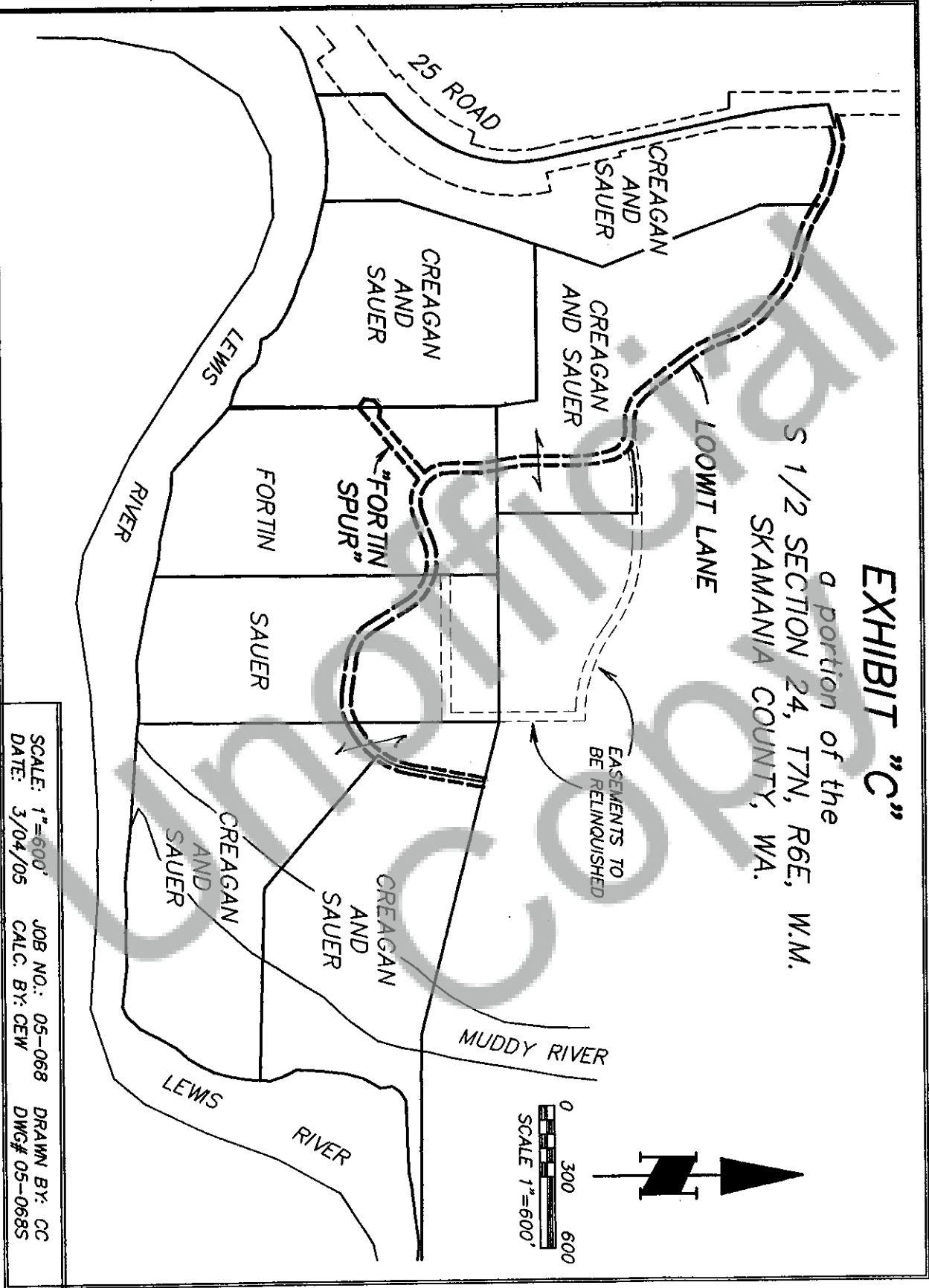
An "easement and turnaround tract" located in the Southwest quarter of Section 24, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows (bearings are NAD 83, Washington Coordinate System, South Zone):

BEGINNING at a 1/2 inch iron rod at the Northwest corner of the "Fortin tract" as described in Skamania County Auditor's File No. 2004153497, from which point the Quarter Corner between Sections 23 and 24 bears North 51° 56' 08" West, 1659.10 feet; thence South 01° 16' 01" West, along the West line of the "Fortin tract", 330.05 feet to a 3/4 inch iron pipe; thence continuing along said West line, South 01° 13' 05" West, 159.36 feet to the TRUE POINT OF BEGINNING of the "easement and turnaround tract" to be described; thence South 83° 00' 00" East, 42.43 feet; thence North 52° 00' 00" East, 260.00 feet; thence North 06° 38' 50" East, 65.00 feet; thence South 37° 48' 04" East, 86.25 feet; thence South 52° 00' 00" West, 392.51 feet to a point on the West line of the "Fortin tract" that bears South 01° 13' 05" West, 90.35 feet from the TRUE POINT OF BEGINNING; thence North 55° 50' 20" West, 42.02 feet; thence North 07° 00' 00" East, 42.43 feet; thence North 52° 00' 00" East, 40.00 feet to the TRUE POINT OF BEGINNING.



# EXHIBIT "C"

a portion of the  
S 1/2 SECTION 24, T7N, R6E, W.M.  
SKAMANIA COUNTY, WA.



SCALE: 1"=600'  
DATE: 3/04/05  
JOB NO.: 05-068  
CALC. BY: CEW  
DRAWN BY: CC  
DWG# 05-0685