

AFTER RECORDING MAIL TO:

Woodrich & Archer LLP
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

1. Easement Deed

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

1. David P. Messer and Lucy G. Messer, Husband and Wife

☐ Additional names on page ____ of document

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

1. Walter Wagner, A married man dealing in his separate estate

☐ Additional names on page ____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/1/4/1/4]

SW 1/4 of NW 1/4 Sec.35 T4N, R7E.W.M

SW 1/4 SW1/4 NW1/4 and S 100 ft. of NW 1/4 of SW 1/4 of NW 1/4 Sec 35 T4N, R7E.W.M

☒ Complete legal description is on page 1-2 of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Auditor's File No. ^{www}126944 Book 161 of Short Plats page 402

Auditor's File No. 151316 Book 255 Page 4

☐ Additional numbers on page ____ of document

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

04-07-35-0-0-1101-00 ⁸⁻⁵⁻⁰⁵

04-07-35-0-0-1200-00 ⁸⁻⁵⁻⁰⁵

☐ Property Tax Parcel ID is not yet assigned

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REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
P.O. Box 510
Stevenson, WA. 98648

NON-EXCLUSIVE EASEMENT DEED

Grantor (s) DAVID P. MESSER and LUCY G. MESSER
Grantee (s) WALTER WAGNER
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: 35, T4N, R7E.W.M
Additional Legal on page(s)
Assessor's Tax Parcel No's: 04-07-35-0-0-1101-00

REAL ESTATE EXCISE TAX
25147
AUG 05 2005
PAID 19.20+3.75+5.00=27.95
Audrey Sakari Deputy
SKAMANIA COUNTY TREASURER

THIS EASEMENT made and entered into this FIFTH day of August, 2005, by DAVID P. MESSER and LUCY G. MESSER, Husband and Wife, (hereinafter collectively referred to as "Grantor") and WALTER WAGNER, A Married Man dealing in his separate estate (hereinafter "Grantee"). Grantor as owner of the following described land, situated in Skamania County, Washington:

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; described as follows:

Beginning at the Southwest Corner of Lot 3 of the Agnes M. Griffing Short Plat, recorded in Book 2 of Short Plats, Page 185; thence North along the West line 185 feet; thence East parallel with the South line 356 feet to the East line; thence South 185 feet to the Southeast Corner of said Lot 3; thence West along said South line 356 feet to the point of beginning

EAS/amt 8/5/05

and recorded under Auditor's File No. 126944, in Book 161 of Short Plats, Page 402, Records of Skamania County, Washington.

THE GRANTOR under this easement deed does hereby grant and establish of record a non-exclusive easement for ingress, egress and utilities over, under and through a thirty-foot (30') wide strip of land situated on the above described land owned by Grantor and said easement more specifically described in Exhibit "A", attached hereto and incorporated herein as if fully set forth. Said easement is for the benefit of the Grantee and the future owners of lots located in the DeerMeadow Retreat Short Plat described as:

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter and the South 100 feet of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter all in Section 35, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Auditor's File No. 151316 Book 255 Page 4, Records of Skamania County.

GRANTOR further provides that this easement access is perpetual and appurtenant to the parcels of land referenced herein. Said easement shall be binding upon and inure to the benefit of Grantee and the future owners of property within the DeerMeadow Short Plat, and to their heirs and assigns.

MAINTENANCE OF THE ABOVE DESCRIBED EASEMENT shall be performed as needed to maintain the roadway easement in a good and passable manner.

FURTHER, THE GRANTOR under this declaration acknowledges and grants a perpetual easement for utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described roadway to provide utility services to Grantee and each owner of property within said Deer Meadow Short Plat, Short Plat Number sp-04-14, and any division or refinement thereof.

Dated this 5th day of August, 2005

David P. Messer
DAVID P. MESSER, GRANTOR

Lucy G. Messer
LUCY G. MESSER, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **DAVID P. MESSER and LUCY G. MESSER, Husband and Wife**, are the persons who appeared before me, and said persons acknowledged 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: 8/5/05

Peggy B Lowry
(Signature)

Notary Public
(Title)

My appointment expires 2/23/07



EXHIBIT A

The point of beginning being the southeast corner of Lot 2 DeerMeadow Retreat Short Plat, which is an Iron Rod

Thence along the south edge of road easement, S86°57'34"E, 111.94' to Iron Rod;
Thence along the south edge of road easement, S80°47'05" E, 133.32' to an Iron Rod;
Thence along the south edge of road easement, N44°48'31"E, 157.94' to an Iron Rod;
Thence along the east edge of road easement, N00°51'03"W, 41.95';
Thence along the north edge of road easement, S44°48'31"W, 171.83';
Thence along the north edge of road easement, N80°47'05"W, 119.51';
Thence along the north edge of road easement, N86°57'34"W, 115.61' to the east edge of lot
Lot 2 above mentioned;
Thence S00°52'35"E, 30.07' to the **Point of Beginning**.