

Return Address: Deana De Grande
1815 N 15th Ct
Washougal, Wa

98671

Document Title(s) or transactions contained herein:

Declaration of Covenant

GRANTOR(S) (Last name, first name, middle initial)

~~Rick I.~~ Landacre, Rick I
Landacre, Kevin
Sitton, Charles JR
Sitton, Sally A.

[] Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

PUBLIC

[] Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

SE 4 Sect. 24 T7N R5E WM

☒ Complete legal on page 2-8 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

[] Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

0705 2 4000200

[] Property Tax Parcel ID is not yet assigned

☒ Additional parcel numbers on page 1 of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

DECLARATION OF COVENANT

I (we) the undersigned, owner(s) in fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we) the grantor(s) herein, am (are) the owner(s) in fee simple of (an interest in) the following described real estate situated in SKAMANIA County, State of Washington; to wit:

1/4 Section S.E. 24 T-7N R5 EWM. TAX LOT PARCELS

070524000200 - 070524000500 - 070524000600
Rick I. Landacre & Charles S. Sifton & Sally A. Sifton
on which the grantor(s) owns and operates a well and waterworks supplying water for public use located on said real estate, at:

1/4 Section S.E. 24 T-7N R5 EWM

and grantor(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor(s) water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS _____ hand _____ this _____ day of _____, 19____

Rick I. Landacre, Kevin Landacre (Seal)

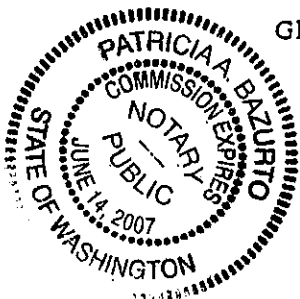
Charles Sifton Jr Sally A. Sifton (Seal)
Grantor(s)

State of Washington
County of Clark

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 31 day of Oct, 2005, personally appeared before me Rick I. Landacre to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Patricia A. Bazzuto
Notary Public in and for the State of Washington, residing at 5000 E 4th Ave
6-14-07
My Commission Expires: 6-14-07





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

October 19, 2005

LEGAL DESCRIPTION FOR RICK I. LANDACRE

TRACT 2 BEFORE BOUNDARY LINE ADJUSTMENT (19.99 ACRES):

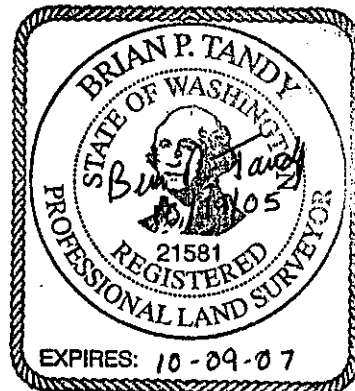
The South half of the Northwest quarter of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Landacre-Tract 2 Before BLA.cew





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October 19, 2005

LEGAL DESCRIPTION FOR RICK I. LANDACRE

TRACT 2 AFTER BOUNDARY LINE ADJUSTMENT (19.99 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter Corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $73^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 190.00 feet; thence along the arc of a 1500 foot radius curve to the left, through a central angle of $04^{\circ} 00' 00''$, for an arc distance of 104.72 feet; thence North $76^{\circ} 00' 00''$ East, 55.00 feet; thence along the arc of a 500 foot radius curve to the right, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 87.27 feet; thence North $86^{\circ} 00' 00''$ East, 27.39 feet; thence leaving said easement centerline, South $00^{\circ} 23' 26''$ West, 141.37 feet to the South line of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence continuing South $00^{\circ} 23' 26''$ West, 131.81 feet; thence South $89^{\circ} 56' 26''$ East, 300.00 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North $00^{\circ} 23' 26''$ East, 131.81 feet to the Northeast corner of the East

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Legal Description for
 Rick I. Landacre
 Tract 2 After BLA
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half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 26" East, 658.73 feet to the Northeast corner of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence North 89° 55' 11" West, 1321.13 feet to the Northwest corner of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence South 00° 23' 02" West, 659.22 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of Section 24; thence South 00° 23' 02" West, 224.44 feet to the POINT OF BEGINNING.

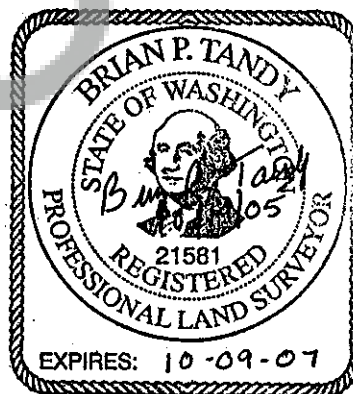
TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Landacre- BLA 2 After BLA.cew
 04-285

Gary H. Martin, Skamania County Assessor
 Date 10/24/05 Parcel # 7-5-24-300+600



October 19, 2005

**LEGAL DESCRIPTION
FOR
CHARLES AND SALLY SITTON**

TRACT 7 AFTER BOUNDARY LINE ADJUSTMENT (19.96 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North 00° 23' 02" East, 1094.00 feet from the South Quarter Corner of Section 24; thence South 89° 56' 27" East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North 73° 56' 57" East), through a central angle of 64° 03' 03", for an arc distance of 117.38 feet; thence North 48° 00' 00" East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of 08° 00' 00", for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South 84° 00' 00" East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of 16° 00' 00", for an arc distance of 111.70 feet; thence North 80° 00' 00" East, 96.78 feet to the TRUE POINT OF BEGINNING; thence continuing North 80° 00' 00" East, 93.22 feet; thence along the arc of a 1500 foot radius curve to the left, through a central angle of 04° 00' 00", for an arc distance of 104.72 feet; thence North 76° 00' 00" East, 55.00 feet; thence along the arc of a 500 foot radius curve to the right, through a central angle of 10° 00' 00", for an arc distance of 87.27 feet; thence North 86° 00' 00" East, 27.39 feet; thence leaving said easement centerline, South 00° 23' 26" West, 141.37 feet to the South line of the South half of the Northwest quarter of the Southeast quarter of Section 24; thence continuing South 00° 23' 26" West, 131.81 feet; thence South 89° 56' 26" East, 300.00 feet to the East line of the East half of the Southwest quarter of the Southeast quarter of Section 24, at a point that is South 00° 23' 26" West, 131.81 feet from the Northeast

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Charles and Sally Sitton
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corner thereof; thence South 00° 23' 26" West, 1183.69 feet to the Southeast corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence South 89° 55' 55" West, 660.46 feet to the Southwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 1316.97 feet to the Northwest corner of the East half of the Southwest quarter of the Southeast quarter of Section 24; thence North 00° 23' 14" East, 74.19 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

LD2005\Sitton- BLA 7 After BLA.cejw
04-285

October 19, 2005

**LEGAL DESCRIPTION
FOR
KEVIN LANDACRE
AND
MELLISSA LYALL LANDACRE**

TRACT 8 AFTER BOUNDARY LINE ADJUSTMENT (19.98 ACRES):

A portion of the West half of the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the West line of the Southeast quarter of Section 24 that is North $00^{\circ} 23' 02''$ East, 1094.00 feet from the South Quarter Corner of Section 24; thence South $89^{\circ} 56' 27''$ East, 59.64 feet to the centerline of a 60-foot private road easement; thence following said easement centerline along the arc of a 105 foot radius curve to the right (the radial bearing of which is North $73^{\circ} 56' 57''$ East), through a central angle of $64^{\circ} 03' 03''$, for an arc distance of 117.38 feet; thence North $48^{\circ} 00' 00''$ East, 155.00 feet; thence along the arc of an 840 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 117.29 feet to the intersection with the centerline of another 60-foot private road easement; thence following said latter easement centerline, South $84^{\circ} 00' 00''$ East, 170.00 feet; thence along the arc of a 400 foot radius curve to the left, through a central angle of $16^{\circ} 00' 00''$, for an arc distance of 111.70 feet; thence North $80^{\circ} 00' 00''$ East, 96.78 feet; thence leaving said easement centerline, South $00^{\circ} 23' 14''$ West, 74.19 feet to the Northeast corner of the West half of the Southwest quarter of the Southeast quarter of Section 24; thence continuing South $00^{\circ} 23' 14''$ West, 1316.97 feet to the Southeast corner of the West half of the Southwest quarter of the Southeast quarter of Section 24; thence South $89^{\circ} 55' 55''$ West, 660.46 feet to the South Quarter Corner of Section 24; thence North $00^{\circ} 23' 02''$ East, 1094.00 feet to the POINT OF BEGINNING.

Legal Description for
Kevin Landacre and Mellissa Lyall Landacre
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TOGETHER WITH and SUBJECT TO 60-foot non-exclusive easements for ingress, egress, and utilities, over all existing roadways crossing the Southeast quarter of Section 24, Township 7 North, Range 5 East, Willamette Meridian as of September 1, 2003.

ALSO TOGETHER WITH and SUBJECT TO the following road easements as recorded in following Skamania County Auditor's Records; Book 48 of Deeds, page 249; Book 48, page 315; Book 61, page 630; Book 61, page 672; Book 63, page 583; Book 63, page 587; Book 83, page 340; Book 101, page 254; Book 225, page 147; and Book 234, page 23.

TOGETHER WITH and SUBJECT TO a 60-foot non-exclusive easement for ingress, egress, and utilities over the East 60 feet of that portion of the above described tract that lies South of an existing road (said easement to be approximately 200 feet in North-South dimension).

TOGETHER WITH and SUBJECT TO easements and restrictions of record.