

Doc # 2005159584
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Date: 11/21/2005 02:09P
Filed by: WALTER WAGNER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$37.00

AFTER RECORDING MAIL TO:
David and Lucy Messer
132 Griffing Road
Carson WA 98610

Document Title(s) or transactions contained therein:

1. Easement Deed

Grantor(s):

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

☐ Additional names on page _____ of document

Grantee(s):

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

☐ Additional names on page _____ of document

Abbreviated Legal Description:

S 1/2 of SE 1/4 of SW 1/4 of NW 1/4 Sec.35 T4N, R7E.W.M
SW 1/4 of SW 1/4 of NW 1/4 and S 100 ft. of NW 1/4 of SW 1/4 of NW 1/4 Sec 35 T4N,
R7E.W.M

☒ Complete legal descriptions are on page 2 of document

Reference Number(s) of Documents Assigned or Released:

Auditor's File No. 144189 Book 222, Page 431

Auditor's File No. 151316 Book 255, Page 4

☐ Additional numbers on page _____ of document

REAL ESTATE EXCISE TAX

N/A

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

NOV 21 2005

04-07-35-0-0-1101-00

04-07-35-0-0-1200-00

Easement 11/21/05
fn

PAID

N/A

Judith Fahn Deputy
SKAMANIA COUNTY TREASURER

☐ Property Tax Parcel ID is not yet assigned

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
DAVID AND LUCY MESSER
132 GRIFFING RD.
CARSON, WA 98610

NON-EXCLUSIVE CORRECTION 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

THIS EASEMENT made and entered into this 14th day of November, 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").

Said Correction Deed to correct an error in the starting reference point for the legal description attached to the Non-Exclusive Easement document recorded August 5, 2005 under Auditor File No. 2005158225, and including written consent of the representative of the beneficiary of that certain deed of trust dated March 28, 2002 and recorded March 29, 2002 under Auditor's File No. 144189 in Book 222, Page 425.

Grantor as owner of the following described land, situated in Skamania County, Washington:

Parcel I

The South Half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, of Section 35, Township 4 North, Range 7 East of the Willamette Meridian, located in Skamania County, Washington.

Parcel II

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.

and recorded under Auditor's File No. 144189, in Book 222, Page 431, 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

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

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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 14th day of November, 2005



DAVID P. MESSER, GRANTOR

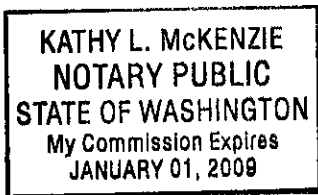


LUCY G. MESSER, GRANTOR

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: November 14, 2005



Kathy L. McKenzie
(Signature)

Notary
(Title)

My appointment expires Jan 1, 2009

DeAnna Tyler, AP

DeAnna Tyler AP.

Riverview Savings Bank

(Beneficiary Deed of Trust dated March 28, 2002)

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAMANIA)

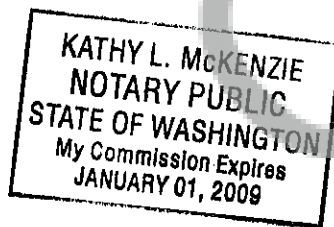
I certify that I know or have satisfactory evidence that DeAnna Tyler AP is the person who appeared before me, and said person acknowledged that she was authorized to sign this instrument on behalf of RIVERVIEW SAVINGS BANK and that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 15, 2005

Kathy L. McKenzie
(Signature)

Notary
(Title)

My appointment expires Jan 1, 2009



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EXHIBIT A

The point of beginning being 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 said West line 165.43' To an Iron Rod which is the **True Point of Beginning**;

Thence along the south edge of road easement, S86°57'34"E, 111.94' to an 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 West edge of Lot 3 above mentioned;

Thence S00°52'35"E, 30.07' to the **True Point of Beginning**.

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