

Doc # 2005159913
Page 1 of 4
Date: 12/21/2005 09:41A
Filed by: DENNIS & CAROL LLOYD
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$35.00

AFTER RECORDING MAIL **REAL ESTATE EXCISE TAX**
Dennis and Carol Lloyd
1332 Trout Creek Road
Carson WA 98610

N/A
DEC 21 2005

PAID N/A
Vicki Chelland, Deputy
SKAMANIA COUNTY TREASURER

Document Title(s) or transactions contained therein:

1. Easement Deed *CORRECTION CR 12-21-05*

Grantor(s):

1. Dennis and Carol Lloyd, 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:

Lot 1 Agnes Griffing Short Plat 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 1 of document

Reference Number(s) of Documents Assigned or Released:

No. 2005158544 8/30/05 CR

Book 2 of Short Plats, Page 185

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

☐ Additional numbers on page _____ of document

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

04-07-35-0-0-1100-00

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

*ENSE
12-21-05*

☐ Property Tax Parcel ID is not yet assigned

Road and Utility Easement Correction Deed

This EASEMENT made and entered into this 21st day of December, 2005, by DENNIS J. LLOYD and CAROL A. LLOYD, husband and wife, (hereinafter referred to as "Grantor") and WALTER WAGNER, a married man dealing in his separate estate (hereinafter "Grantee").

The correction is to easement document recorded August 30, 2005 under Auditor's File No. 2005158544. The corrections are to establish a true point of beginning for the easement legal description, to specify the geometry of the easement, and to clarify that this easement is a perpetual easement for ingress, egress and utilities to the Grantee and his heir(s) and assignee(s).

The Grantor is the owner of a parcel of real property described as:

Lot 1 of Revised Griffing Short Plat, recorded in Book 2 of Short Plats at Page 185, records of Skamania County, Washington, particularly described as follows:

The Southeast Quarter of the Southwest Quarter of the Northwest Quarter, and the South 100 feet of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian.

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.

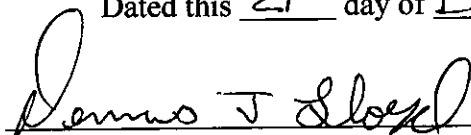
The Grantor further provides that this easement access is perpetual and appurtenant to the parcels of land referenced herein. Said easement shall be binding upon

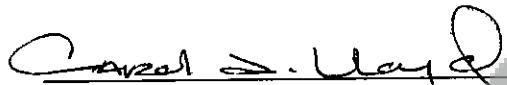
and inure to the benefit of Grantee and the future owners of property within the DeerMeadow Retreat Short Plat, and to their heir(s) and assignee(s).

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 his heir(s) and assignee(s).

Further, the Grantor establishes that nothing in this easement agreement shall be construed as indicating any lot corners or lines of the Revised Griffing Short Plat or the DeerMeadow Retreat Short Plat; its only purpose is to indicate the actual location of the road as built. This road shall be designated as a private road for residential, non-commercial use with an agreed upon speed limit of five (5) mph.

Dated this 21st day of December, 2005

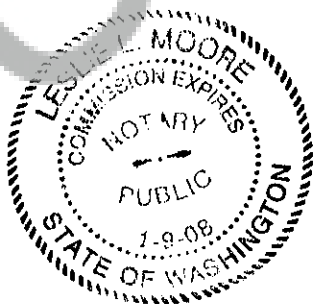

DENNIS J. LLOYD, GRANTOR

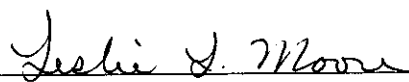

CAROL A. LLOYD, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **DENNIS J. LLOYD and CAROL A. LLOYD, 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: December 21, 2005




(Signature)

Notary
(Title)

My appointment expires 1-9-08

EXHIBIT A

The Point of Beginning being the $\frac{1}{4}$ between Sec. 34/35, thence along the west line of Section 35, T4N, R7E, N01° 01' 16"W, 753.12' to an Iron rod;

Thence S89°06'12"E, 660.05' to an Iron rod;

Thence S89°06'12"E, 630.1' more or less to an Iron rod in the west R/W edge of Trout Creek Road, which is the True point of Beginning, of the c/l of 30' road and utility easement, which is 15.00' on either side of the described c/l;

Thence along the road c/l S89°55'11"W, 220.00' more or less to an angle point in the road;

Thence along the c/l S26°47'00"W, 40.50';

Thence along the c/l S20°40'00"W, 55.37';

Thence along the c/l S00°51'03"E, 50.80';

Thence along the c/l S44°48'31"W, 20.97' to a point on the east edge and in the c/l of the new road easement recorded November 21, 2005 under Auditor's File No. 2005159584.

4-7-35-1100
1200
GAGE 12-21-05
4th