

Doc # 2006161980  
Page 1 of 3  
Date: 06/16/2006 04:39P  
Filed by: SCOTT LITTLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$34.00

SCOTT LITTLE  
17206 SE 21<sup>st</sup> Street  
Vancouver, WA 98683

**REAL ESTATE EXCISE TAX**

N/A  
JUN 19 2006

PAID

N/A  
*Vickie Cleveland*  
SKAMANIA COUNTY TREASURER

**EASEMENT**

GRANTORS: SCOTT LITTLE, RHONDA LITTLE, KIM MALONEY, ROBERT ESPELAND AND DIXIE ESPELAND

GRANTEES: LED, L.L.C.

LEGAL Description: Portion of Lots 1, 2 and 3, RIVER HEIGHTS ESTATES, Sec 31, T2N, R5E, WM

Tax Parcel: 02-05-31-3-0-0200.00  
G.S.

For a valuable consideration, receipt of which is hereby acknowledged, the Grantors, SCOTT LITTLE and RHONDA LITTLE, husband and wife, KIM MALONEY, a single person, and ROBERT ESPELAND AND DIXIE ESPELAND, husband and wife, hereby grant and convey to the Grantees, LED, L.L.C., a Washington Limited Liability Company, their successors and assigns, the right, privilege and authority to construct, improve, repair and maintain the roadway across, over and upon the following real property, located in Skamania County, Washington, to wit:

A portion of the Maloney Short Plat recorded under Auditor's File No. 2006160363, records of the Skamania County Auditor, lying in a portion of Government Lot 2 in Section 31, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a point on the North right of way line of Washougal River Road as shown on said Short Plat, said point being the Southwest corner of Ellie Way (a private road); thence North 06° 55' 32" East, 30.00 feet; thence South 83° 04' 28" East, 164.82 feet; thence South 69° 14' 30" East, 76.78 feet; thence South 65° 54' 47" East, 231.39 feet; thence North 89° 30' 26" East, 466.16 feet to a point of curvature with a 50.00 foot radius curve to the left; thence along said curve, through a central angle of 87° 43' 00", an arc distance of 76.55 feet; thence North 01° 47' 26" East, 5.00 feet; thence North 89° 30' 26" East, 30.02 feet; thence South 01° 47' 26" West, 1.01 feet to a point of curvature with a 50.00 foot radius curve to the left; thence along said curve, through a central angle of 92° 16' 25", an arc distance of 80.52 feet; thence South 00° 29' 34" East, 30.00 feet to the South line of Lot 1 of said Short Plat; thence South 89° 30' 26" West along the South line of said Lot 1 and the Westerly extension thereof, 636.00 feet to the North right of way line of Washougal River Road; thence along said North right of way line the following courses:

North 59° 58' 28" West, 85.52 feet; thence North 30° 01' 32" East, 5.00 feet;  
thence North 65° 54' 47" West, 122.29 feet; thence North 69° 14' 30" West, 72.28  
feet; thence North 83° 04' 28" West, 161.18 feet to the Point of Beginning.

Subject to easements and restrictions of record.

The Grantors and grantees shall make no use of the land described except for ingress, egress and utilities. In exercising the rights therein granted, the Grantees, their successors and assigns, may pass and re-pass over said real

property described and may cut and remove brush, trees and other obstructions which in the opinion of the Grantees interferes with the use of the roadway for ingress, egress and utilities.

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof and specifically the fee simple owners of the following described real property: Lot 1, 2, 3, and 4 of MALONEY Short Plat (Tax Parcel #02-05-31-2-0-1201.00; 02-05-31-2-0-1202.00; 02-05-31-2-0-1203.00; and 02-05-31-2-0-1200.00; and appurtenant to the following real property (Lot 1, 2, 3 of RIVER HEIGHTS ESTATES) described as follows:

BEGINNING at the Northwest corner of the Southwest quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence East 80 rods; thence South 620 feet, more or less, to State Road; thence in a Northwesterly direction along the State Road to an iron stake on the South side of said road; thence South 3 rods, more or less, to the center of the Washougal River; thence following the meanders of said Washougal River down stream to a point 4 rods, more or less, due South of the Northwest corner of the Southwest quarter of the said Section 31; thence North to the Point of Beginning. EXCEPTING Lot 4, of RIVER HEIGHTS ESTATES).

This easement shall further be subject to that certain Road Maintenance Agreement between the parties of even date.

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 16<sup>th</sup> day of June, 2006.

Scott Little  
SCOTT LITTLE

Rhonda Little  
RHONDA LITTLE

Kim Maloney  
KIM MALONEY

Robert Espeland  
ROBERT ESPELAND

Dixie Espeland  
DIXIE ESPELAND

STATE OF WASHINGTON )

) ss.

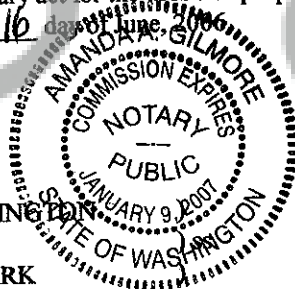
COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that SCOTT LITTLE and RHONDA LITTLE 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 this 16 day of June, 2006.

STATE OF WASHINGTON

COUNTY OF CLARK



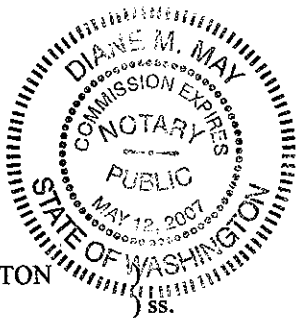
Amanda Gilmore  
Notary Public

Residing at WAS NOTICAL, WA

My commission expires 1-9-07

I certify that I know or have satisfactory evidence that ROBERT ESPELAND and DIXIE ESPELAND 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 this 16<sup>th</sup> day of June, 2006.



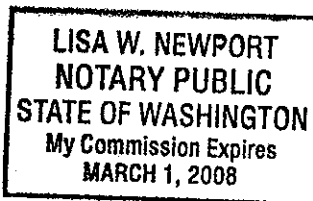
Diane M May  
Notary Public  
Residing at VANCOUVER  
My commission expires 5.12.2007

STATE OF WASHINGTON

COUNTY OF CLARK )

I certify that I know or have satisfactory evidence that KIM MALONEY is the person who appeared before me, and said persons acknowledged 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 this 16 day of June, 2006.



Lisa W. Newport  
Notary Public  
Residing at Washoula  
My commission expires March 1, 2008

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