

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. Road and Utility Easement Deed

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

1. Matulovich, Thomas A. and Matulovich, Dorothy, Husband and Wife

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

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

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/¼/¼]

Lot 1 of Revised Griffing Short Plat SE ¼ of SW ¼ of NW ¼ Sec. 35 T4N, R7E.W.M
SW ¼ of SW ¼ of NW ¼ and S 100 ft. of NE ¼ of SW ¼ of NW ¼ Sec. 35 T4N,
R7E.W.M

☐ Complete legal description is on page 1 of document

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

No. 2005158544

No. 2005159913

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 6.5

04-07-35-0-0-1201-00

04-07-35-0-0-1202-00

04-07-35-0-0-1203-00

☐ Property Tax Parcel ID is not yet assigned

REAL ESTATE EXCISE TAX

N/A

JUL - 5 2006

PAID

N/A

Audrey Fahreni Deputy
SKAMANIA COUNTY TREASURER

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
P.O. Box 510
Stevenson, WA. 98648
(509) 427.5665

ROAD AND UTILITY EASEMENT DEED

Grantor (s) THOMAS A. MATULOVICH and DOROTHY MATULOVICH, Husband
and Wife

Grantee (s) WALTER N. WAGNER, A married man dealing in his separate estate

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: Lot 1 Agnes Griffing Short Plat SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec 35 T4N, R7E.W.M.

Additional Legal on page(s)

G.S. 6/29/06

Assessor's Tax Parcel No's: 04-07-35-0-0-1100-00, 04-07-35-0-0-1200-00

This EASEMENT made and entered into this 28 day of June, 2006, by
THOMAS A. MATULOVICH and DOROTHY MATULOVICH, Husband and Wife,
(hereinafter referred to as "Grantor") and WALTER N. WAGNER, a married man dealing in
his separate estate, (hereinafter referred to as "Grantee").

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-

ROAD and UTILITY EASEMENT DEED

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DOC # 2006162202
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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 assignees(s).

Further, 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 (5) mph.

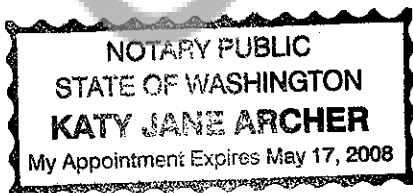
Dated this 28 day of June, 2006

Thomas A Matulovich
THOMAS A. MATULOVICH, GRANTOR

Dorothy Matulovich
DOROTHY MATULOVICH, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **THOMAS A. MATULOVICH** and **DOROTHY MATULOVICH** 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: June 28, 2006

Katy Jane Archer
(Signature)

KATY JANE ARCHER NOTARY
(Title)

My appointment expires 5/17/08

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.