

Doc # 2007166647
Page 1 of 7
Date: 06/26/2007 10:55A
Filed by: BRETT JOHNSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$38.00

WHEN RECORDED RETURN TO:

BRETT JOHNSON / CNA INVESTMENTS

P.O. Box 721

STEVENSON, WA. 98648

DOCUMENT TITLE(S)

2006163110 RE-RECORD
EASEMENT TO CORRECT TURNING RADII

REFERENCE NUMBER(S) of Documents assigned or released:

2006163110

☐ Additional numbers on page ____ of document.

GRANTOR(S):

KURT RUSSELL

MARY SUE RUSSELL

☐ Additional names on page ____ of document.

GRANTEE(S):

CNA INVESTMENTS, LLC

☐ Additional names on page ____ of document.

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

A TRACT OF LAND IN THE NORTH WEST QUARTER OF THE NORTH WEST
QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF
THE WILLAMETTE MERIDIAN.

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

03081720018100

☐ Additional parcel numbers on page ____ of document.

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

Doc # 2006163110
Page 1 of 6
Date: 09/27/2006 11:41A
Filed by: BRETT JOHNSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$37.00

AFTER RECORDING RETURN TO:

Brett Johnson
PO Box 721,
Stevenson, WA. 98648

REAL ESTATE EXCISE TAX

N/A
SEP 27 2006

Document Title(s) Easement

PAID N/A
Vickie Clelland
COUNTY TREASURER

Grantor(s): Kurt Russell.

MARY SUE RUSSELL

Grantee(s): CNA Investments, LLC

Legal Description: Grantor's Property: Attached as Exhibit "A"
ABBREVIATED DESCRIPTION - SEE BELOW

Grantee's Property: Attached as Exhibit "B"
ABBREVIATED DESCRIPTION - SEE BELOW

Assessor's Property Tax Parcel/Account Number(s) 03081720018100 (Grantor) and
03081720011000 (Grantee)

GRANTOR'S PROPERTY: A TRACT OF LAND IN THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER
OF SECTION 17, TOWNSHIP 3 NORTH,
RANGE 8 EAST OF THE WILLAMETTE
MERIDIAN

EASEMENT

THE GRANTORS, Kurt Russell and Mary Sue Russell (Grantors), the owner of the property described in the attached Exhibit "A", for and in consideration of One Dollar (\$1.00) and other valuable consideration including the Grantees' agreement to pay for the survey of the Grantor's parcel into two equal lots, hereby bargains, sells and conveys to CNA Investments, LLC (Grantees), the owners of the property described in the attached Exhibit "B", a nonexclusive easement for ingress, egress, and utilities across the west 25 feet of the Grantor's property. The Grantor further grants to the grantee, over the northern 10 feet portion of the above described easement, a ~~50~~ foot turning radius to permit the Grantees to construct and maintain a turning approach onto the Grantee's property, as depicted generally on exhibit "C."

The above-described easement is to be appurtenant to and provide access for property owned by the Grantees. This Easement is conditioned upon the Grantees obtaining final approval from the appropriate government agency to short plat their property. This Easement shall serve no more than four lots that may be created from the Grantees' property.

IN WITNESS WHEREOF, the parties have executed this instrument this 26th day of September, 2006.

Gary H. Martin, Skamania County Assessor
Date 9/27/06 ⁰⁹ Parcel # 3-8-17-2-181

Kurt Russell
KURT RUSSELL

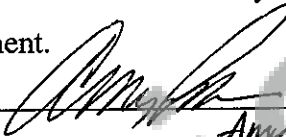
Mary Sue Russell
MARY SUE RUSSELL

NOTARY ATTESTATIONS ON NEXT PAGE

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory knowledge that KURT RUSSELL signed this instrument and acknowledged it to be his free will and voluntary act of such party for the uses and purposes mentioned in this instrument.

AMY PRICE
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
JULY 1, 2010

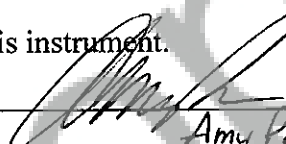


Notary Public for the State of Washington
Residing in: Stevenson
My appointment expires: July 1, 2010

STATE OF WASHINGTON)
) ss.
County of Skamania)

I certify that I know or have satisfactory knowledge that MARY SUE RUSSELL signed this instrument and acknowledged it to be her free will and voluntary act of such party for the uses and purposes mentioned in this instrument.

AMY PRICE
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
JULY 1, 2010



Notary Public for the State of Washington
Residing in: Stevenson
My appointment expires: July 1, 2010

EXHIBIT 'A'

A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

The East 209 feet of the following:

Beginning at a point of the west line of said Section 17, a distance of 855.81 feet South of the Northwest Corner of said Section 17; thence South along the West line of said Section 17 to the right-of-way line of the County Road known and designated Old Detour Road (Co. Rd. No. 2331); thence Northeasterly and Easterly along the right-of-way line of said County Road to the Southwest corner of a certain tract of land contracted to be conveyed to Louis D. Alway and Joanne Alway by instrument dated September 21, 1971, recorded October 15, 1971, in Book 63 of Deeds at page 403 under Auditor's File No. 74049, records of Skamania County; thence North $1^{\circ} 17' 50''$ East along the West line of said Alway Tract and the Northerly extension thereof, to a point on a line drawn Easterly from the point of beginning at right angles to the West line of said Sec. 17; thence Westerly along said line to the point of beginning.

Except that portion lying within the County Road.

Gary H. Martin, Skamania County Assessor

Date 5/2/05 G.S. Parcel # 38-17-2-181

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EXHIBIT 'B'

Beginning at a point on the West line of Section 17, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington, a distance of 855.81 feet South of the Northwest corner of said Section 17; thence East at a right angle to said West line 590 feet more or less to the East line of the Ralph H. Lethlean and Linda L. Lethlean tract of land as recorded by instrument dated November 2, 1971, at Book 63 of Deeds at Page 461, Auditors File No. 74115, records of Skamania County; thence North to the Northeast corner of said Lethlean tract 365 feet more or less; thence West along the North line of said Lethlean tract 590 feet, more or less, to the West line of said Section 17; thence South to the Point of Beginning.

Also known as Lot 1 of the Short Plat recorded in Book 1 of Short Plats, Page 59, Skamania County Records.

Together with an easement for Ingress/Egress and Utilities over, under and across over the West 20 feet of Lot 2 of the Short Plat, recorded in Book 1 of Short Plats, Page 59, Skamania County Records.

