

Return Address:

Roger D. Knapp
430 NE Everett Street
Camas, WA 98607

Doc # 2007167990
Page 1 of 3
Date: 10/16/2007 12:45P
Filed by: ROGER D KNAPP
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$42.00

REAL ESTATE EXCISE TAX

N/A
OCT 16 2007

PAID

N/A
[Signature]
SKAMANIA COUNTY TREASURER

GRANT OF EASEMENT

Grantors: Carolyn Clark-Bennett, a married woman as her separate estate, and
Dennis O. Clark and Marilyn E. Clark, husband and wife

Grantee: David N. Cavanagh, a single man

Legal Descrip (abbrev.): W 1/2, SW 1/4, Sec. 27, T2N, R3E

Tax Parcel ID No.: 02-05-27-0-0-1300-00

JM 10/16/07

KNOW ALL MEN BY THESE PRESENTS: That the GRANTORS, CAROLYN CLARK-BENNETT, a married woman as her separate estate, and DENNIS O. CLARK and MARILYN E. CLARK, husband and wife, for valuable consideration, do hereby grant, bargain and convey to DAVID N. CAVANAGH, a single man, his successors and assigns, a nonexclusive easement for the purposes hereinafter described, over, under and across the following described real property:

County of Skamania, State of Washington

The West half of the Southwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT Public Roads.

ALSO EXCEPT that portion lying Southeasterly of the Washougal River Road as recorded in Book 72, Page 193.

The easement granted herein is for ingress and egress, and the construction and maintenance of a roadway. The Grantee shall have the right to go upon said real property to construct, install, maintain, and make any and all repairs or changes necessary for a roadway.

Upon construction and installation of the roadway, the location of the easement shall be deemed fixed. The easement shall be 60 feet in width, measured 30 feet on each side of the centerline of the roadway as installed.

The easement described in this instrument shall run with the land, and shall be for the benefit and use of the Grantee and his successors and assigns in ownership of the following described real property:

County of Skamania, State of Washington

PARCEL I

The South one-half (1/2) of the Southeast Quarter (1/4) of Section 28, Township 2 North, Range 5 East of the Willamette Meridian.

TOGETHER WITH an easement for roadway access to and from said property and for utility purposes over a strip of land 60 feet in width which commences at the existing private roadway on the North line of the County Road in the Northwest Quarter of the Northwest Quarter of Section 34, said township and range, and continuing Northerly along said existing roadway and the extension of the same following the terrain along the Westerly portion

of the Northwest Quarter of the Northwest Quarter of said Section 34, the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 27, said township and range, to the Easterly line of the property hereinabove conveyed.

SUBJECT ALSO TO water rights and easements, including the water right of Grantor herein, as now appearing of record.

PARCEL II

That portion of the East half of the East half of the West half of the Southwest quarter of Section 27, Township 2, North, Range 5 East of the Willamette Meridian, lying South of the Washougal River Road as now located.

EXCEPT that portion thereof heretofore conveyed to Harry A. Varney, et ux, by deed recorded in Book 62 of Deeds, page 921, records of said County.

PARCEL III

That portion of the North half of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 34; thence East along the section line 110 feet; thence South 160 feet; thence West 111 feet; thence South 150 feet, more or less, to the East line of the Washougal River Road, thence Northwesterly along the East line of said road to the North line of said Section 34; thence East along the section line to the point of beginning.

PARCEL IV

The Northwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, excepting therefrom, however, a right of way 50 feet wide from the County Road on said premises Southerly to the North line of the Southwest quarter of the Northwest quarter of said Section 34, Township 2 North, Range 5 East of the Willamette Meridian, it being intended that the said right of way shall be used for a road leading from the said County Road to the property herein described and shall be at the place where the said road is now located, (Cathmar Park Lane).

EXCEPT FOR that property conveyed by Warranty Deeds recorded under Skamania County Auditor's File Nos. 74486, 74487, 75660, 74606, 85953, and 85364.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 2 day of

October, 2007.

Carolyn Clark Bennett
Carolyn Clark Bennett

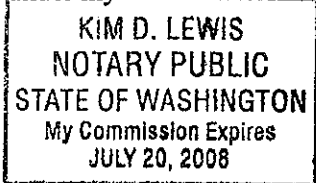
Dennis O. Clark
Dennis O. Clark

Marilyn E. Clark
Marilyn E. Clark

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me CAROLYN CLARK BENNETT, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of October, 2007.



Kim D. Lewis
NOTARY PUBLIC in and for the State of
Washington, residing at Camas.
My commission expires: 7-20-08.

STATE OF INDIANA)
) ss.
COUNTY OF HAMILTON)

On this day personally appeared before me DENNIS O. CLARK and MARILYN E. CLARK, husband and wife, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of October, 2007.

Pamela Kelsch
NOTARY PUBLIC in and for the State of
Indiana, residing at Hamilton.
My commission expires: Oct. 22, 2014

Unofficial Copy