

Doc # 2007168472
Page 1 of 3
Date: 12/12/2007 09:29A
Filed by: STEVEN & ARLENE JOHNSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$42.00

WHEN RECORDED RETURN TO:

STEVEN A. & Arlene E Johnson
PO Box 45
CARSON WA 98610

DOCUMENT TITLE(S)

INGRESS, EGRESS & UTILITY EASEMENT

REFERENCE NUMBER(S) of Documents assigned or released:

Book 192 Page 255

☒ Additional numbers on page 2 of document.

GRANTOR(S):

Theodore A Johnson

☐ Additional names on page of document.

GRANTEE(S):

STEVEN A & ARLENE E JOHNSON

☐ Additional names on page of document.

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

28, 3/8

☒ Complete legal on page 2 of document.

TAX PARCEL NUMBER(S):

03082820030000

☐ 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.

INGRESS, EGRESS AND UTILITY EASEMENT

STATE OF WASHINGTON, }
County of _____ } ss.

Between
Theodore A. Johnson

And
Steven A. and Arlene E. Johnson
P.O. Box 45
Carson, WA 98610

After recording, return to (Name, Address, Zip):

Steven A. and Arlene E. Johnson
P.O. Box 45
Carson, WA 98610

I certify that the within instrument was
received for recording on 12/12/07,
at 9:29 o'clock A.M., and recorded
in Auditor file No. 2007168472 Records
of this County.

Witness my hand and seal of County
affixed.

Melissa Anderson Recording Manager
NAME TITLE

By [Signature] Deputy.

THIS AGREEMENT made and entered into on _____, by and between Theodore A. Johnson,
hereinafter called the first party, and Steven A. Johnson and Arlene E. Johnson, hereinafter called the second party,
WITNESSETH:

WHEREAS: The first party is the record owner of the following described real property in Skamania County, State
of Washington, described as follows:

LOT 2 OF THE TED JOHNSON SHORT PLAT RECORDED IN BOOK 3, PAGE 196,
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE
MERIDIAN, IN SKAMANIA COUNTY.

INCLUDING THERETO:
THAT LAND DESCRIBED IN QUIT CLAIM DEED BOOK 192, PAGE 255

EXCEPTING THERFROM:
THAT LAND DESCRIBED IN QUIT CLAIM DEED BOOK 256, PAGE 923

and has the unrestricted right to grant the easement hereinafter described relative to the real estate; and the second
party is the record owner of the following described real property in the county and state, described as follows:

LOT 1 OF THE TED JOHNSON SHORT PLAT RECORDED IN BOOK 3, PAGE 196,
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE
MERIDIAN, IN SKAMANIA COUNTY.

INCLUDING THERETO:
THAT LAND DESCRIBED IN QUIT CLAIM DEED BOOK 256, PAGE 923

INCLUDING THERETO:
THAT LAND DESCRIBED IN QUIT CLAIM DEED BOOK 192, PAGE 252

NOW, THEREFORE, in view of the premises and in consideration of \$1.00 by the second party to the first
party paid, the receipt of which is acknowledged by the first party, it is agreed:
The first party hereby grants, assigns and sets over to the second party an ingress, egress and utility easement,
described as follows:

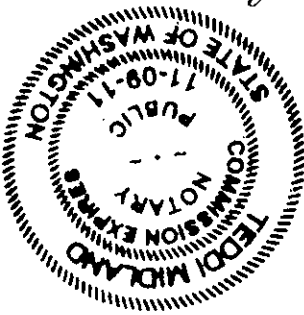
THE NORTH 30 FEET OF LOT 2 OF THE TED JOHNSON SHORT PLAT RECORDED
IN BOOK 3, PAGE 196, LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST
OF THE WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY.

The second party shall have all rights of ingress and egress to and from the real estate (including the right from time
to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other
obstruction) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby
granted and all rights and privileges incident thereto. Except as to the rights herein granted, the first party shall have
the full use and control of the above described real estate. The second party agrees to save and hold the first party
harmless from any and all claims of third parties arising from the second party's use of the rights herein granted.
This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the parties hereto
but also their respective heirs, executors, administrators, assigns, and successors in interest

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IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on the day and year first written above.

Theodore A Johnson
Theodore A. Johnson



STATE OF WASHINGTON, County of Skamania ss.
This instrument was acknowledged before me on 12-12-07,
by Theodore A. Johnson
as _____
of _____

Teddi Midland
Notary Public for Washington

My commission expires 11-9-11

Steven A Johnson
Steven A. Johnson
Arlene E Johnson
Arlen E. Johnson



STATE OF WASHINGTON, County of Skamania ss.
This instrument was acknowledged before me on 12-12-07,
by Steven A Johnson & Arlene E. Johnson
as _____
of _____

Teddi Midland
Notary Public for Washington

My commission expires 11-9-11