

WHEN RECORDED RETURN TO:

Ken Townsley

PO Box 1146

Ocean Park, WA 98640-1146

Phone 360-665-2346

DOCUMENT TITLE(S)

Roadway Easement

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

REAL ESTATE EXCISE TAX

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Kenneth W Townsley

NOV 13 2008

PAID

☐ Additional names on page ____ of document.

GRANTEE(S):

Leona M Stovall

SKAMANIA COUNTY TREASURER

☐ Additional names on page ____ of document.

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

South Half of the Northwest Quarter of Section 8, Township 1 North, Range 5 East of the
Willamette Meridian, Skamania County, State of Washington

☒ Complete legal on page 1 & 2 of document.

TAX PARCEL NUMBER(S):

01 05 08 0 0 0807 00 , 01 05 08 0 0 0800 , 01 05 08 0 0 0806

Inc 11/15/08

☐ 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.

After recording, please return to:

Ken W. Townsley
PO Box 1146
Ocean Park, WA 98640-1146

Title of Document: ROADWAY EASEMENT

Grantor: Kenneth W. Townsley, Individually

Grantee: Leona M Stovall, Individually

Abbreviated Legal Description: South Half of the Northwest Quarter of Section 8,
Township 1 North, Range 5 East of the Willamette
Meridian, Skamania County, State of Washington

Reference Numbers: N/A

Assessor Parcel I.D. Number: 01 05 08 0 0 0807 00

ROADWAY EASEMENT

Grantor, Kenneth W. Townsley, Individually, for good and valuable consideration, hereby grant, bargain, sell and convey to Grantee, Leona M. Stovall, Individually, a thirty (30) foot wide roadway easement along the entire northern property line of Grantor's real property located in Skamania County, State of Washington, legally described as follows:

THE FOLLOWING PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST
QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE
MERIDIAN, SKAMANIA COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL 2
LOTS 1 AND 2 OF THE ROBERT FERGUSON SHORT PLAT NO. 3 AS RECORDED IN THE
BOOK 2 OF SHORT PLATS ON PAGE 74, SKAMANIA COUNTY RECORDS.

ASSESSOR PARCEL I.D. NUMBER: 01 05 08 0 0 0807 00

This roadway easement is a continuation of the private road known as "Kenco Road" and shall be for ingress, egress, and utilities which easement is situated over, under, and across a strip of land lying along the entire northern property line of the real property designated as Assessor Parcel No. 01 05 08 0 0 0807 00

ROADWAY EASEMENT

This roadway easement is for the benefit of, and is appurtenant to Grantee's real property located in Skamania County, State of Washington, legally described as follows:

THE FOLLOWING PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL 3

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF THE ROBERT D. FERGUSON SHORT PLAT NO. 3 AS RECORDED IN THE BOOK 2 OF SHORT PLATS AT PAGE 74, SKAMANIA COUNTY RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE WEST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE 669.52 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE EAST ALONG SAID SOUTH LINE 990 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 2 AND 1 TO THE POINT OF BEGINNING.

(THIS PARCEL FORMERLY BEING DESCRIBED AS LOTS 3 AND 4 OF SAID SHORT PLAT NO. 3 WHICH LOTS ARE NOW VACATED).

TOGETHER WITH THE WEST 13 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8.

ASSESSOR PARCEL I.D. NUMER(S): 01 05 08 0 0 0800, 01 05 08 0 0 0806

Grantor's real property described herein shall be the servient estate. Grantee's real property described herein shall be the dominant estate.

The purpose of this roadway easement is to allow Grantee to construct, repair, and maintain a roadway over Grantor's real property for ingress, egress and utilities to Grantee's real property described herein.

This easement is exclusive to Grantee, his heirs, executors, administrators, personal representatives, successors and assigns, and only those other individuals or adjoining landowners who enter into a road maintenance agreement with Grantee to equally share in the construction and maintenance costs of the roadway, fence and other upkeep costs of the easement.

Grantee and those who enter into a road maintenance agreement with Grantee shall assume all liability for and hold Grantor's harmless of all damage or injury incurred as a result of this easement, or Grantee's use or improvements upon easement.

This roadway easement shall run with the land and shall bind and insure to the benefit of the respective heirs, executors, administrators, personal representatives, successors and assigns of the parties.

IN WITNESS WHEREOF, the undersigned parties have caused this roadway easement to be executed and effective on this 4th day of Aug., 2008

Kenneth W. Townsley
Kenneth W Townsley, Grantor

Leona M Stovall
Leona M Stovall, Grantee

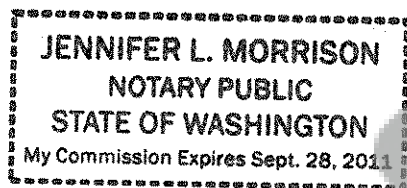
STATE OF WASHINGTON)

:SS

COUNTY OF PACIFIC)

On this day before me personally appeared Kenneth W Townsley, individually, to be known to be the same person named in and who executed the forgoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal this 4 day of November, 2008



Jennifer L. Morrison
Notary Public for Washington

Residing in Ocean Park WA 98640

My Commission Expires: Sept. 28, 2011

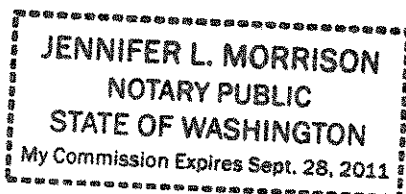
STATE OF WASHINGTON)

:SS

COUNTY OF PACIFIC)

On this day before me personally appeared Leona M Stovall, individually, to be known to be the same person named in and who executed the forgoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and seal this 4 day of November, 2008



Jennifer L. Morrison
Notary Public for Washington

Residing in Ocean Park WA 98640

My Commission Expires: Sept. 28, 2011