

WHEN RECORDED RETURN TO:

NAME: David and Lois Bauman
ADDRESS: 908 NW 53rd Street
CITY,STATE,ZIP: Vancouver, WA 98663

DOCUMENT TITLE(s)

1. LICENSE AGREEMENT
- 2.
- 3.
- 4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional reference numbers on page z _____ of document

- 1.
- 2.
- 3.

GRANTOR(s): (last name, then first name and initials)

1. BAUMAN, DAVID and LOIS
- 2.
- 3.

☐ additional names on page _____ of document

GRANTEE(s): (last name, then first name and initials)

1. ZAMANIZADEH, MOHAMMAD and FIROOZEH
- 2.
- 3.

☐ additional names on page _____ of document

TRUSTEE:

- 1.

LEGAL DESCRIPTION (abbreviated: ie Lot, Block, Plat or Section, Township, Range)

S31, T2N, R6E

☐ additional legal description is on page 3 of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

1. 02063130010300
2. 02063130011300
- 3.

☐ additional legal description is on page _____ of document

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

LICENSE AGREEMENT

This Agreement is made by and between David and Lois Bauman (Tax Account Number 02063130010300)("Grantor") and Mohammad and Firoozeh Zamanizadeh (Tax Account Number 02063130011300)("Grantee") as of the ____ day of March, 2009. Grantor and Grantee own adjoining parcels of property, and Grantee would like to make temporary use of a portion of Grantor's Property as provided herein. A map (Exhibit A) depicting the parties' properties and the approximate area on Grantor's Property subject to this Agreement (the "License Area") is attached hereto. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Subject to the terms and conditions contained in this Agreement, Grantor hereby grants to Grantee a temporary license (the "License") to occupy and use the License Area.
2. Grantee's use of the License Area is limited to temporary parking and those activities which do not result in a nuisance to adjoining properties. No storage of vehicles or other materials, logging, waste or construction of fences, pavement, or permanent / semi-permanent structures may be undertaken by Grantee on the License Area. Grantee may not construct further improvements on, or otherwise alter, the License Area, without Grantor's prior written consent.
3. Grantee shall, at Grantee's sole cost and expense:
 - a. Use the License Area fully in compliance with all governmental permits, rules, regulations and requirements.
 - b. Conduct no activities or otherwise encroach beyond the boundaries of the License Area.
 - c. Maintain the License Area in good condition.
 - d. Save, indemnify and hold Grantor harmless from all expenses, costs, fees (including claims for attorney fees), claims, damages and liability of any nature whatsoever relating to Grantee's use of the License Area. Grantee shall also maintain comprehensive public liability insurance, property damage and all-risk hazard insurance for the License Area for the benefit of Grantor, subject to conditions approved by Grantor.
4. This License shall automatically expire and terminate, with or without cause, thirty (30) days following written notice of termination from either party to the other. By the date of termination, Grantee shall remove, at its expense, all improvements from the License Area. If Grantee fails to remove such improvements, Grantor may remove such improvements itself, and charge Grantee for the cost of such removal.
5. Grantee hereby waives and disclaims any interest in the License Area, other than as set forth in this License.

DATED: 3/26/09

GRANTOR

By David Bauman
David Bauman

By Lois Bauman
Lois Bauman

GRANTEE

By Mohammad Zamanizadeh
Mohammad Zamanizadeh

By Firoozeh Zamanizadeh
Firoozeh Zamanizadeh

DATED: 3/25/09

SKAMANIA COUNTY TITLE COMPANY **TO LICENSE AGREEMENT**

(509) 427-5681
FAX (509) 427-5610
1000 JUSSELL ST.
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and Chicago Title Insurance Company, and it is not a part of any Title Commitment or Policy of Title Insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions to the property and no liability is assumed for the correctness thereof.

