

REAL ESTATE EXCISE TAX

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

Maple Hill Water Company

SEP - 2 2009

P.O. Box 484

PAID

Stevenson, WA 98648

SKAMANIA COUNTY TREASURER

EASEMENT (and Maintenance Agreement)

Grantor(s): Steve Emond

Grantee(s): Maple Hill Water Company, a WA nonprofit corporation

Abbreviated Legal Description:

Assessor's Property Tax Parcel or Account No: 03072520010000

Reference No(s) of Documents Assigned or Released:

Steve Emond

_____, Grantor of this Easement, is the owner of the real property intended to be burdened by this Easement and located in Skamania County, Washington, which real property (the "Servient Estate") is legally described as: A tract of land in the Northwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows: Lot 1 of the L'Hommedieu Short Plat, recorded in Book 3, Page 315, Skamania County Records, EXCEPT the Southerly 50 feet being parallel with the Southerly line of said Lot 1.

Maple Hill Water Company, Grantee of this Easement, is a Washington nonprofit corporation

For a valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee, and Grantee's successors and assigns as well as lessees and other invitees, a perpetual easement for (check all that apply): ☐ ingress and egress; ☒ utilities; ☐ other (describe) _____

_____; across, over and upon that portion of the Servient Estate legally described as: the Southerly 80 feet of said property, EXCEPT the Southerly 50 feet being parallel with the Southerly line of said Lot 1; the Easterly 30 feet of said property; and the Northerly 20 feet of said property

The use of the Easement shall be ☐ exclusive to Grantee, Grantee's successors in interest and assigns, and lessees and invitees ☒ nonexclusive, and the Easement will also be used by Grantor and/or others (indicate which). Grantor shall make no use of the land occupied by this Easement that would unreasonably interfere with Grantee's use thereof for the purposes described above. If Grantee must construct improvements on the Easement to allow for



Form No. 1 - Easement

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(OVER)

use and enjoyment for the purposes described above, Grantee shall return any portion of the Servient Estate that is damaged during construction to substantially the same condition it was in prior to the damage. Grantee agrees to save and hold Grantor harmless from any and all claims of third parties arising from Grantee's use of the rights herein granted.

Maintenance and repair of any improvements constructed on the Easement to allow the use and enjoyment thereof for the purposes described above shall be the responsibility of ☒ Grantee ☐ Grantor ☐ shared equally by Grantor and Grantee ☐ other (describe) _____ (indicate which).

Maintenance shall consist of construction and maintenance of a water line supplying water to Grantor's property.

If either Grantor or Grantee causes any damage to the Easement because of negligence or abnormal use, that party agrees to repair the damage at that party's sole expense.

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof. In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this agreement shall apply equally to individuals and to corporations. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its board of directors.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument.

DATED

8/28/09

Steve Emond

GRANTOR

STATE OF WASHINGTON, County of Skamania) ss.

I certify that I know or have satisfactory evidence that Steve Emond

is/are the individual(s) who appeared before me, and who acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary Public for Washington

My appointment expires

Maple Hill Water Company

DATED

8/28/09

By:

Greg Terranova

GRANTEE

Its Secretary/Treasurer

STATE OF WASHINGTON, County of Skamania) ss.

I certify that I know or have satisfactory evidence that Greg Terranova

is/are the individual(s) who appeared before me, and who acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary Public for Washington

My appointment expires