

WHEN RECORDED RETURN TO:

Skamania County Public Works
PO Box 790
Stevenson, WA 98648

DOCUMENT TITLE(S)

Drainage Maintenance Easement

REFERENCE NUMBER(S) of Documents assigned or released:

REAL ESTATE EXCISE TAX

☐ Additional numbers on page _____ of document.

N/A

GRANTOR(S):

Takeshi & Toyoe Yoshida

NOV - 9 2009

PAID

N/A

☐ Additional names on page _____ of document.

Audrey Takami Deputy
SKAMANIA COUNTY TREASURER

GRANTEE(S):

Skamania County

☐ Additional names on page _____ of document.

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

☒ Complete legal on page 4 of document.

TAX PARCEL NUMBER(S):

03082700020400

11/9/09

☐ 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.

DRAINAGE MAINTENANCE EASEMENT

The Grantor
Takeshi & Toyoe Yoshida
hereinafter referred to as Grantor

for and in consideration of one dollar (\$1.00) and other good and valuable considerations, does hereby grant, warrant and convey unto SKAMANIA COUNTY (hereinafter referred to as the Grantee) an exclusive drainage easement to use and occupy the following described real property, for the purpose of constructing and maintaining a drainage system and operating all necessary machinery and equipment thereon, said Real Estate being situated in Skamania County, State of Washington, and described as follows:

Access Description

An exclusive stipulation for maintenance access, located within the property boundaries of Parcel Number 03082700020400, located in Home Valley off of Berge Road near Milepost 1.00 in Skamania County, Washington.

Easement Description

All that portion of the said parcel lying within the grantors real property to allow ditch maintenance in the defined channel from the County's drainage system crossing under Kelly-Henke Road, continuing down to the inlet of a culvert installed on your property.

The Grantor further grants to the Grantee, or its agents, the right to enter upon the Grantors land where necessary to maintain over and under Grantors land for said drainage at the Grantees expense. Said drainage system shall remain the property of the Grantor and the Grantee shall have the right to ingress and egress over the adjacent land of the Grantor for the purpose of cleaning out the debris laden ditch caused by the 2009 Winter Storms run-off. This license shall be terminated when the Grantee has restored the drainage system to its pre-storm condition.

Grantee, its successors and assigns, will protect, save and hold harmless the Grantor, its authorized agents and employees, from all claims, actions, costs, damages or expenses of any nature whatsoever by reason of the acts or omission of the Grantee, its assigns, agents, contractors, licensees, invitees, employees or any person whomsoever arising out of or in connection with any acts or activities authorized by this EASEMENT. This obligation shall not include such claims, costs, damages, or expenses which may be caused by the negligence of the Grantor or its authorized agents or employees; Provided, that if the claims or damages are caused by or result from the concurrent negligence of (a) the Grantor, its agents or employees and (b) the Grantee, its agents or employees, and involves those actions covered by RCW 4.24.115, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee or Grantees agents or employees.

This agreement shall also not affect either party's responsibility for any past, present or future surface waters, excessive waters or flooding.

It is understood and agreed that the delivery of this Drainage Easement is hereby tendered and that the terms and obligations hereby shall not become binding upon Skamania County unless and until accepted and approved hereon in writing by the Skamania County Commissioners.

The Grantor hereby represents that this instrument has been duly acknowledged and certified and that this instrument was signed by a legal representative and agent of the county.

ACCEPTED and APPROVED:

10/21/09
Date

By: Takeshi Yoshida

STATE OF Oregon)

COUNTY OF Multnomah ss.)

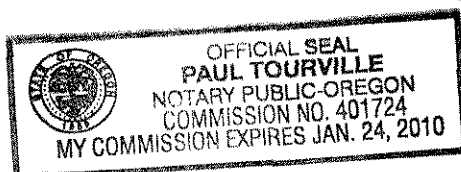
On this 10/21/09 day personally appeared before me

Paul Tourville (Notary Public)

to me known to be the individual described in and who executed the within and foregoing instrument,

and acknowledged that Takeshi Yoshida signed the same as h.s free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of Oct, 2009



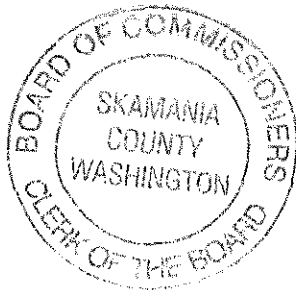
[Signature]
Notary Public in and for the State of ~~Washington~~ Oregon

residing at 1225 SE 39th Ave Portland, OR 97214

My commission expires JAN 24th 2010

DATED: November 3, 2009

SKAMANIA COUNTY
BOARD OF COMMISSIONERS



Jan D. Richman
Chairperson

Ann Palmer
Commissioner

Paul [Signature]
Commissioner

ATTEST:

Pamela Johnson
Clerk of the Board

APPROVED AS TO FORM ONLY:

[Signature]
Skamania County Prosecuting
Attorney



First American Title Insurance Company

Filed for Record at Request of

SCT 19220

Name COLUMBIA TITLE COMPANY

Address PO BOX 735

City and State WHITE SALMON WA 98672

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

Mar 21 11 36 AM '95

G. Olsson
AUDITOR
GARY M. OLSON

Sct 19220

121876

Statutory Warranty Deed

BOOK 148 PAGE 860

THE GRANTOR ROY S. OSTROSKI, a single person and RONALD D. CLARK, a married person, as his separate estate-----
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION WHICH IS
BEING PAID TO AN ACCOMMODATOR PURSUANT TO AN IRC §1031 EXCHANGE-----
in hand paid, conveys and warrants to TAKESHI YOSHIDA and TOYO YOSHIDA, husband and wife-----

the following described real estate, situated in the County of SKAMANIA, State of Washington:

A tract of land in the North half of the Northeast quarter of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Ron Clark Short Plat, recorded in Book 3 of Short Plats, Page 246, Skamania County Records.

SUBJECT TO:

1. Flowage easement, including the terms and provisions thereof, in favor of the United States of America, recorded May 29, 1945, in Book 30, Page 384, Skamania County Deed Records.
2. Access easement, including the terms and provisions thereof, recorded July 30, 1945, in Book 30, Page 439, Skamania County Deed Records.
3. Easement for Right of Way, including the terms and provisions thereof, recorded August 4, 1958, in Book 45, Page 161, Skamania County Deed Records.

Dated March 15th, 1995

Roy S. Ostroski
ROY S. OSTROSKI

Ronald D. Clark
RONALD D. CLARK

17223

REAL ESTATE EXCISE TAX

STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF Klickitat

COUNTY OF Klickitat

On this day personally appeared before me

Roy S. Ostroski
Ronald D. Clark

to me known to be the individual(s) described and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of March, 1995.

Tami Nyström
Notary Public in and for the State of Washington, residing at

White Salmon
Met Commission Expires 3-13-96

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Roy S. Ostroski
Ronald D. Clark

and acknowledged that they signed the same as their free and voluntary act and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of March, 1995.

Tami Nyström
Notary Public in and for the State of Washington, residing at

White Salmon
Notary Public in and for the State of Washington, residing at

Gary M. Olson, Skamania County Auditor.

Date: 3-21-95, Parcel # 3-1-27-204

Signature ☒
Indexed, Bix ☒
Indirect ☒
Filed ☒
Noted ☒