

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

REAL ESTATE EXCISE TAX

Jackson Jackson & Kurtz, Inc. PS
P. O. Box 340
Battle Ground, WA 98604

N/A

JAN -5 2010

PAID BY Excise # 27698 DTD 07-28-08
Vivian C. Pellerin
SKAMANIA COUNTY TREASURER

Grantor : DENNIS O. CLARK and MARILYN E. CLARK, husband and wife
Grantee : JSC FAMILY, LLC, a Washington limited liability company
Abbreviated Legal : A portion of the SW Quarter of Section 27, T2N, R5EWM
Assessor's Tax Parcel Nos. : 020527001300000
Prior Excise Tax No. : NA
Other Reference No(s). : NA

2009171846 & 2009169241

EASEMENT

GRANTORS, DENNIS O. CLARK and MARILYN E. CLARK, husband and wife, for and in consideration of creation of easements, hereby grant, quitclaim and convey to **JSC FAMILY, LLC**, a Washington limited liability company, and its heirs, successors and assigns, two 60 foot easements for ingress, egress and utilities, on, over, under and across those portions of the Southwest quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington particularly described on Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference, which easements are depicted and further described on Exhibit "C", attached hereto and incorporated herein by reference.

The easement conveyed herein that is described on the attached Exhibit "A" is for the benefit of and appurtenant to that certain property owned by Grantee bearing Skamania County Assessor parcel number 02052700130100, which is particularly described on Exhibit "D" attached hereto incorporated herein by reference.

The easement conveyed herein that is described on the attached Exhibit "B" is for the benefit of and appurtenant to that certain property owned by Grantee bearing Skamania County Assessor parcel number 02052700130200, which is particularly described on Exhibit "E" attached hereto incorporated herein by reference.

Grantors herein previously conveyed the real properties described in Exhibit "D" and Exhibit "E" to the JSC FAMILY, LLC, an Oregon limited liability company by deeds recorded under Auditor's File No. 2009171846 and 2008169241. The Grantee of said deeds (JSC FAMILY, LLC, an Oregon limited liability company) was merged into the JSC FAMILY, LLC, a Washington limited liability company. JSC FAMILY, LLC, a Washington limited liability company, is the merger survivor, the present owner of the properties described in Exhibits "D" and Exhibit "E", and the Grantee of the easements conveyed herein.

DATED this 22 day of December, 2009.

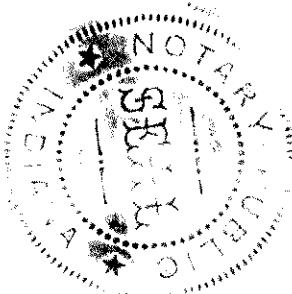
Dennis O. Clark
DENNIS O. CLARK

Marilyn E. Clark
MARILYN E. CLARK

STATE OF INDIANA)
) **ss.**
COUNTY OF Marion)

I certify that I know or have satisfactory evidence that DENNIS O. CLARK and MARILYN E. CLARK are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22 day of December, 2009.



[Signature]
 NOTARY PUBLIC in and for the State of
 Indiana; my appointment
 expires: Aug. 17, 2016



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663
 www.hagedornse.com

November 6, 2009

EXHIBIT "A"

A 60 FOOT EASEMENT TO BENEFIT THE "JSC FAMILY, LLC TRACT" AS DESCRIBED UNDER AUDITOR'S FILE NO. 2009171846:

A 60 foot easement for ingress, egress and utilities, over a portion of the Southwest quarter of the Southwest quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the centerline of which is described as follows:

BEGINNING at a 5/8 inch iron rod marking the Southeast corner of the Southwest quarter of the Southwest quarter of Section 27, as shown in Auditor's File No. 2008170153; thence North 01° 34' 47" East, along the East line of the Southwest quarter of the Southwest quarter of Section 27, for a distance of 237.63 feet to the centerline of Washougal River Road; thence along said centerline, South 37° 01' 02" West, 132.00 feet to the TRUE POINT OF BEGINNING of the easement centerline to be described; thence North 51° 00' 00" West, 35.00 feet; thence along the arc of a 30 foot radius curve to the left, through a central angle of 71° 00' 00", for an arc distance of 37.18 feet; thence South 58° 00' 00" West, 31.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of 95° 00' 00", for an arc distance of 82.90 feet; thence along the arc of a 20 foot radius curve to the left, through a central angle of 45° 00' 00", for an arc distance of 15.71 feet; thence North 72° 00' 00" West, 30.00 feet; thence along the arc of a 75 foot radius curve to the left, through a central angle of 28° 00' 00", for an arc distance of 36.65 feet; thence South 80° 00' 00" West, 40.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of 39° 00' 00", for an arc distance of 34.03 feet; thence North 61° 00' 00" West, 69.35 feet to the East line of the "JSC Family, LLC tract", as described under Auditor's File No. 2009171846, Skamania County Auditor's Records and the terminus of said centerline, said point being North 01° 46' 09" East, 207.02 feet from the Southwest corner of the "Clark tract" as described under Auditor's File No. 2009171845, said point also being the Southeast corner of the "JSC Family, LLC

EXHIBIT "A"

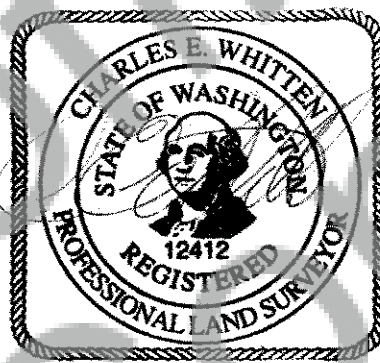
A 60 FOOT EASEMENT TO BENEFIT THE "JSC FAMILY, LLC TRACT"
AS DESCRIBED UNDER AUDITOR'S FILE NO. 2009171846:

November 6, 2009

Page 2

tract", above described. (the sidelines of said 60 foot easement are to be shortened or extended, so as to terminate on the North right-of-way line of the Washougal River Road and the West line of the "Clark tract").

LD2009\McLain-Exhibit A.gab
08-197



11-06-09



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November 23, 2009

EXHIBIT "B"

A 60 FOOT EASEMENT TO BENEFIT THE "JSC FAMILY, LLC TRACT" **AS DESCRIBED UNDER AUDITOR'S FILE NO. 2008169241:**

A 60 foot easement for ingress, egress and utilities, over a portion of the West half of the Southwest quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, the centerline of which is described as follows:

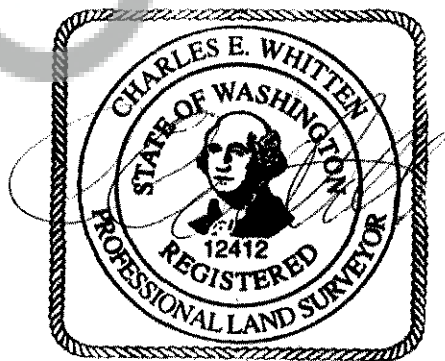
BEGINNING at a 5/8 inch iron rod marking the Southeast corner of the West half of the Southwest quarter of Section 27, as shown in Auditor's File No. 2008170153; thence North $01^{\circ} 34' 47''$ East, along the East line of the Southwest quarter of the Southwest quarter of Section 27, for a distance of 237.63 feet to the centerline of Washougal River Road; thence along said centerline, South $37^{\circ} 01' 02''$ West, 132.00 feet to the TRUE POINT OF BEGINNING of the easement centerline to be described; thence North $51^{\circ} 00' 00''$ West, 35.00 feet; thence along the arc of a 30 foot radius curve to the left, through a central angle of $71^{\circ} 00' 00''$, for an arc distance of 37.18 feet; thence South $58^{\circ} 00' 00''$ West, 31.00 feet; thence along the arc of a 50 foot radius curve to the right, through a central angle of $115^{\circ} 00' 00''$, for an arc distance of 100.35 feet; thence along the arc of an 80 foot radius curve to the right, through a central angle of $62^{\circ} 00' 00''$, for an arc distance of 86.57 feet; thence North $55^{\circ} 00' 00''$ East, 42.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of $94^{\circ} 00' 00''$, for an arc distance of 65.62 feet; thence North $39^{\circ} 00' 00''$ West, 75.00 feet; thence along the arc of a 135 foot radius curve to the right, through a central angle of $38^{\circ} 00' 00''$, for an arc distance of 89.54 feet; thence along the arc of a 40 foot radius curve to the right, through a central angle of $48^{\circ} 00' 00''$, for an arc distance of 33.51 feet; thence North $47^{\circ} 00' 00''$ East, 35.00 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of $36^{\circ} 00' 00''$, for an arc distance of 188.50 feet; thence North $11^{\circ} 00' 00''$ East, 294.00 feet; thence along the arc of a 200 foot radius curve to the left, through a central angle of $63^{\circ} 00' 00''$, for an arc distance of 219.91 feet; thence North $52^{\circ} 00' 00''$ West,

EXHIBIT "B"**A 60 FOOT EASEMENT TO BENEFIT THE "JSC FAMILY, LLC TRACT"**
AS DESCRIBED UNDER AUDITOR'S FILE NO. 2008169241:

November 23, 2009

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158.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $42^{\circ} 00' 00''$, for an arc distance of 36.65 feet; thence South $86^{\circ} 00' 00''$ West, 43.00 feet; thence along the arc of a 30 foot radius curve to the right, through a central angle of $126^{\circ} 00' 00''$, for an arc distance of 65.97 feet; thence North $32^{\circ} 00' 00''$ East, 61.00 feet; thence along the arc of a 75 foot radius curve to the left, through a central angle of $61^{\circ} 24' 09''$, for an arc distance of 80.38 feet to the South line of the "JSC Family, LLC tract", as described under Auditor's File No. 2008169241, Skamania County Auditor's Records and the terminus of said centerline, said point being North $89^{\circ} 09' 29''$ West, 362.53 feet from the Northeast corner of the "Clark tract" as described under Auditor's File No. 2009171845, said point also being the Southeast corner of the "JSC Family, LLC tract", above described. (The sidelines of said 60 foot easement are to be shortened or extended, so as to terminate on the North right-of-way line of the Washougal River Road and the North line of the "Clark tract").

LD2009\McLain-Exhibit B.gab
08-197

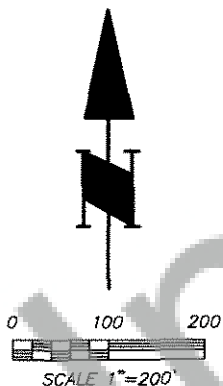
11-23-09

EXHIBIT "C"
SHOWING PROPOSED EASEMENTS
 in the SW 1/4 OF SECTION 27, T2N, R5E, W.M.
 SKAMAINA COUNTY, WA.

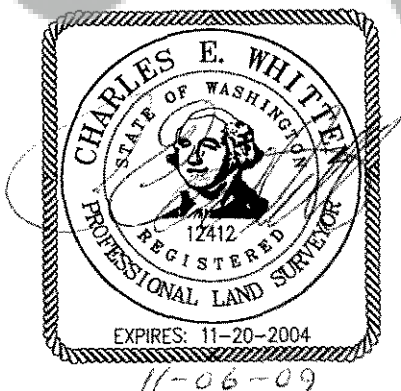
JSC FAMILY, LLC
 AFN 2008169241

JSC FAMILY, LLC
 AFN 2009171846

CLARK
 AFN 2009171845



• DENOTES 5/8" I.R. AS
 SHOWN IN AFN 2009173001



PAGE 1 OF 2

SCALE: 1"=200' JOB NO.: 08-197 DRAWN BY: CC
 DATE: 11-05-09 CALC. BY: GAB DWG# 08-197-EXHIBIT-C

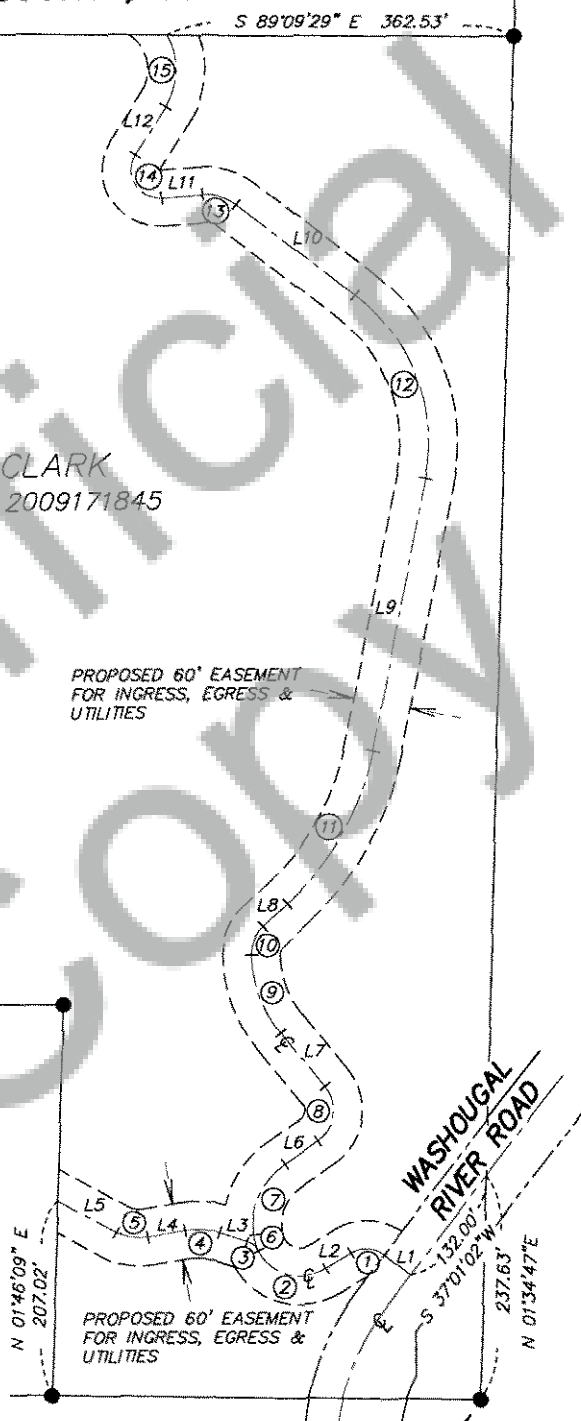
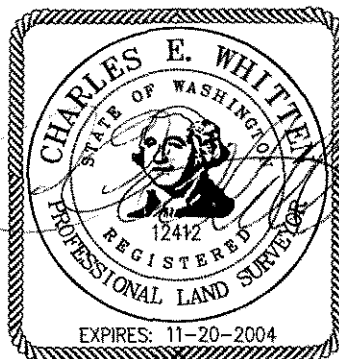


EXHIBIT "C"
SHOWING PROPOSED EASEMENTS
 in the SW 1/4 OF SECTION 27, T2N, R5E, W.M.
 SKAMAINA COUNTY, WA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°00'00" W	35.00
L2	S 58°00'00" W	31.00
L3	N 72°00'00" W	30.00
L4	S 80°00'00" W	40.00
L5	N 61°00'00" W	69.35
L6	N 55°00'00" E	42.00
L7	N 39°00'00" W	75.00
L8	N 47°00'00" E	35.00
L9	N 11°00'00" E	294.00
L10	N 52°00'00" W	158.00
L11	S 86°00'00" W	43.00
L12	N 32°00'00" E	61.00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
1	71°00'00"	30.00	37.18
2	95°00'00"	50.00	82.90
3	45°00'00"	20.00	15.71
4	28°00'00"	75.00	36.65
5	39°00'00"	50.00	34.03
6	20°00'00"	50.00	17.45
7	62°00'00"	80.00	86.57
8	94°00'00"	40.00	65.62
9	38°00'00"	135.00	89.54
10	48°00'00"	40.00	33.51
11	36°00'00"	300.00	188.50
12	63°00'00"	200.00	219.91
13	42°00'00"	50.00	36.65
14	126°00'00"	30.00	65.97
15	61°24'09"	75.00	80.38



PAGE 2 OF 2

SCALE: 1"=200' JOB NO.: 08-197 DRAWN BY: CC
 DATE: 11-05-09 CALC. BY: GAB DWG# 08-197-EXHIBIT-C

11-06-09

LEGAL DESCRIPTION
FOR
JSC FAMILY LLC

SOUTHWESTERLY 21 ACRES SEGREGATED FROM THE "CLARK TRACT":

A portion of the West half of the Southwest quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a ¾ inch iron pipe, marking the Southwest corner of Section 27, as shown in Book 3 of Surveys, page 231, Skamania County Auditor's Records; thence North 01° 46' 09" East, along the West line of the Southwest quarter of Section 27, for a distance of 1403.82; thence leaving said West line, South 89° 09' 29" East, parallel with the South line of the Southwest quarter of Section 27, for a distance of 548 feet; thence South 01° 46' 09" West, parallel with the West line of the Southwest quarter of Section 27, for a distance of 832 feet; thence South 89° 09' 29" East, parallel with the South line of the Southwest quarter of Section 27, for a distance of 104 feet; thence South 01° 46' 09" West, parallel with the West line of the Southwest quarter of Section 27 for a distance of 155.82 feet; thence South 89° 09' 29" East, parallel with the South line of the Southwest quarter of Section 27, for a distance of 208 feet; thence, South 01° 46' 09" West, parallel with the West line of the Southwest quarter of Section 27, for a distance of 416 feet to the South line of the Southwest quarter of Section 27, thence North 89° 09' 29" West 860.60 M/L feet to the Southwest corner of Section 27.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

EXCEPT County Roads.

EXHIBIT "D"

A portion of the West half of the Southwest quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe, marking the Southwest corner of Section 27, as shown in Book 3 of Surveys, page 231, Skamania County Auditor's Records; thence North $01^{\circ} 46' 09''$ East, along the West line of the Southwest quarter of Section 27, for a distance of 1403.82 feet to the TRUE POINT OF BEGINNING; thence, leaving said West line, South $89^{\circ} 09' 29''$ East, parallel with the South line of the Southwest quarter of Section 27, for a distance of 652.00 feet; thence North $01^{\circ} 46' 09''$ East, parallel with the West line of the Southwest quarter of Section 27, for a distance of 45.07 feet; thence South $89^{\circ} 09' 29''$ East, 651.23 feet to the East line of the West half of the Southwest quarter of Section 27; thence North $01^{\circ} 34' 47''$ East, 1126.16 feet to the North line of the Southwest quarter of Section 27; thence North $89^{\circ} 52' 23''$ West, 1299.87 feet to the Northwest corner of the Southwest quarter of Section 27; thence South $01^{\circ} 46' 09''$ West, 1155.06 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

EXHIBIT "E"

December 14, 2009

Dennis and Marilyn Clark
77 South 3rd Avenue
Beech Grove, IN 46107

Dear Clarks,

In reference to the easement JSC Family, LLC has across your land on Hoosier Way in Washougal, WA:

If we build a road across your water line, we will, at our own expense, encase in conduit and bury the water line under the road at the regulated depth to ensure that there will be no problems or interrupted water flow caused by the construction of the road.

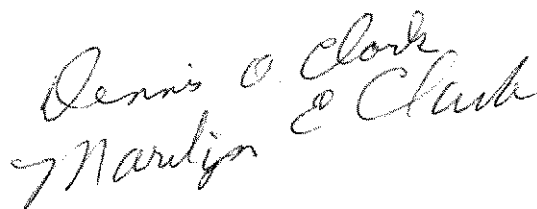
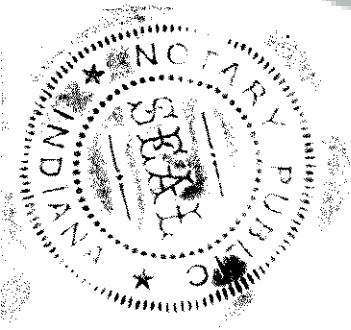
Sincerely,



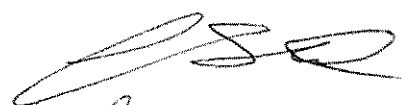
Cindy McLain
Manager, JSC Family, LLC

Cc: Dick Easter

12/22/09



On, December 22, 2009, Dennis O & Marilyn E. Clark
Personally appeared before me, notary public, Jared Stout



Commission Expires Aug. 14, 2014.