

Return Address:
William P. McArdel III
Attorney at Law
1826 114th Ave NE #101
Bellevue, WA 98004

REAL ESTATE EXCISE TAX

N/A
FEB 28 2011

PAID

N/A
Vickie Clelland, Deputy
SKAMANIA COUNTY TREASURER

131688

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Easement Agreement 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. Long, Phillip E. 2. Long, Pamela D.
3. Goracke, Daniel L. 4. Goracke, Thomas P.
5. Goracke, Jeffrey A.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Long, Phillip E. 2. Long, Pamela D.
3. Goracke, Daniel L. 4. Goracke, Thomas P.
5. Goracke, Jeffrey A.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Portion of NW 1/4, Section 29, Twntp 3N, R 5E

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
assigned

☐ Assessor Tax # not yet

03-05-29-0-0-0113-00, 03-05-29-0-0-0114-00, 03-05-29-0-0-0115-00, 03-05-29-0-0-0117-00.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ORIGINAL

WHEN RECORDED RETURN TO:

William P. McArdel III
1826 - 114th Avenue NE
Suite 101
Bellevue, WA 98004

EASEMENT AGREEMENT

Document Title: Easement Agreement
Grantors: Phillip E. Long and Pamela D. Long, husband and wife, and
T.G. Goracke, Bros., a co-partnership composed of Daniel L. Goracke, Thomas
P. B. Goracke and Jeffrey A. Goracke.
Grantees: Same as Grantors
Legal Description: Portion of NW ¼, Section 29, Twensp 3N, R 5E
Reference No.: 101985
Tax Parcel No.: 03-05-29-0-0-0113-00, 03-05-29-0-0-0114-00, 03-05-29-0-0-0115-00, and
03-05-29-0-0-0117-00. (SW)

THIS EASEMENT AGREEMENT is executed as of February 23rd, 2011 by and
T.G. between GORACKE, BROS., a co-partnership composed of DANIEL L. GORACKE, THOMAS
P. B. GORACKE and JEFFREY A. GORACKE, hereinafter collectively referred to as "Goracke",
and PHILLIP E. LONG and PAMELA D. LONG, husband and wife, hereinafter referred to as
"Long".

RECITALS

WHEREAS Goracke and Long are the owners of certain real property located in
Skamania County, State of Washington; and

WHEREAS Goracke is the owner of the real property legally described on Exhibit A,
attached hereto and incorporated herein by this reference; and

WHEREAS Long is the owner of the real property legally described on Exhibit B, attached hereto and incorporated herein by this reference; and

WHEREAS Goracke and Long desire to provide to each other, as well as their respective successors and assigns, a perpetual, non-exclusive easement for ingress, egress, and utilities to each others property to replace the easement granted in that Statutory Warranty Deed (the "Deed") granted by WILLAMETTE LAND, INC., an Oregon corporation, in favor of HARVEY D. ERICKSON and MARVINA N. ERICKSON, husband and wife, dated October 8, 1986 and recorded under Skamania County Auditor's No. 101985, and to replace the terms of that Cross-Easement Agreement recorded at Volume 83, Pages 243-247 of the records of the Skamania Count Auditor's Office; and

WHEREAS the parties hereto acknowledge that the reason the aforementioned Statutory Warranty Deed and Cross-Easement Agreement need to be replaced is strictly to correct the Auditor's record to create a lawful easement where the access road utilized by the parties hereto is actually situated rather than where the easement was proposed to be as expressed in the above-described Statutory Warranty Deed and Cross-Easement Agreement; and

WHEREAS the parties agree that the correct location of the easement should be that real property legally described on Exhibit C attached hereto and incorporated herein by this reference;

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, and upon the terms and conditions contained herein, Goracke and Long hereby agree as follows:

1. Mutual Grant of Easement. Goracke and Long hereby mutually grant and convey to each other for the benefit of the real property described on Exhibits A and B attached hereto a

non-exclusive, perpetual easement for ingress, egress, and utilities upon the real property described on Exhibit C attached hereto.

2. Consideration. Goracke and Long hereby agree that the mutual grants of easement to each other as contained in this Agreement are full and lawful consideration for the easement created herein.

3. Nature of Easement. The easement granted herein is appurtenant to and for the benefit of the Goracke and Long, together with their successors and assigns. This easement shall be perpetual, shall be binding upon Goracke and Long, and shall inure to the benefit of the parties hereto, their heirs, successors, assigns, and personal representatives. This Easement Agreement shall run with the land and shall burden and benefit the respective properties.

GORACKE BROS., A CO-PARTNERSHIP

Daniel L. Goracke

Daniel L. Goracke, Partner

2/9/11
Date

Thomas B. Goracke

Thomas B. Goracke, Partner

2/9/11
Date

Jeffrey A. Goracke

Jeffrey A. Goracke, Partner

2/9/11
Date

Phillip E. Long

Phillip E. Long

23 February 2011
Date

Pamela D. Long

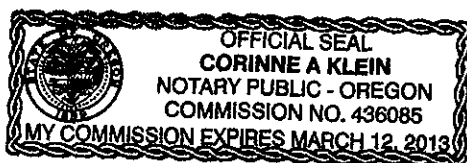
Pamela D. Long

2/23/11
Date

STATE OF OREGON)
) ss.
 COUNTY OF Benton)

I, the undersigned, a Notary Public in and for the State of Oregon, hereby certify that on this 9th day of February, 2011, personally appeared before me DANIEL L. GORACKE, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

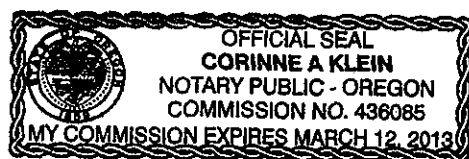


Corinne A. Klein
 NOTARY PUBLIC in and for the State
 of Oregon, Residing at Monroe, OR
 My Commission Expires: 03-12-13

STATE OF OREGON)
) ss.
 COUNTY OF Benton)

I, the undersigned, a Notary Public in and for the State of Oregon, hereby certify that on this 9th day of February, 2011, personally appeared before me THOMAS ~~B.~~ GORACKE, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

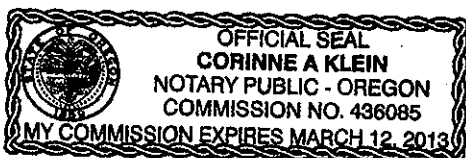


Corinne A. Klein
 NOTARY PUBLIC in and for the State
 of Oregon, Residing at Monroe, OR
 My Commission Expires: 03-12-13

STATE OF OREGON)
) ss.
COUNTY OF Benton)

I, the undersigned, a Notary Public in and for the State of Oregon, hereby certify that on this 9th day of February, 2011, personally appeared before me JEFFREY A. GORACKE, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Corinne A. Klein
NOTARY PUBLIC in and for the State
of Oregon, Residing at Monroe, OR
My Commission Expires: 03-12-13

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 22 day of February, 2011, personally appeared before me PHILLIP E. LONG, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



ZRH
NOTARY PUBLIC in and for the State
of Washington, Residing at Vancouver, WA
My Commission Expires: July 30, 2014

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 22 day of February, 2011, personally appeared before me PAMELA D. LONG, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



KRHughes

NOTARY PUBLIC in and for the State
of Washington, Residing at Vancouver, WA
My Commission Expires: July 30, 2014

EXHIBIT A

Beginning at the Southeast corner of that 20 acre parcel described in contract recorded in Book 81, Page 534, Auditor's File No. 94810, Skamania County Deed Records which is in the center of the Skamania Mines Road and is 5,261.95 feet South 60° 50' 49" East of the Northwest corner of Section 29, Township 3 North, Range 5 East of the Willamette Base and Meridian, Skamania County, Washington; thence along the center of said roadway South 47° 22' 26" West 231.67 feet, South 59° 39' 40" West 258.11 feet, South 28° 06' West 128.58 feet, South 06° 25' 50" West 172.03 feet, South 17° 48' West 147.62 feet, South 30° 49' 50" West 188.30 feet, South 11° 49' East 235.66 feet, South 07° 25' 20" West 371.52 feet, South 55° 33' 40" West 225.10 feet, South 36° 02' 40" West 447.96 feet, South 59° 54' 35" West 218.44 feet, South 52° 16' 54" West 378.51 feet, South 13° 51' 54" West 222.83 feet and South 00° 57' 26" East 151.27 feet to the South line of said Section 29; thence South 89° 54' 23" West along the South line of said Section 330.07 feet to the Southwest corner of the Southeast quarter of said section; thence North 00° 38' 43" West 2,618.10 feet to the Northwest corner of the Southeast quarter of said section; thence North 89° 42' 26" East along the legal subdivision line 218.01 feet to the intersection with the Southerly extension of the West line of that parcel described in contract recorded in Book 69, Page 428, Auditor's File No. 80730, Skamania County Deed Records; thence North 00° 15' 20" East along the Southerly extension of the West line of said parcel 60.40 feet to the Westerly extension of the South line of the aforementioned 20 acre parcel; thence South 89° 44' 40" East along the Westerly extension of the South line and the South line of said 20 acre parcel 1,731.27 feet to the Point of Beginning.

SUBJECT TO:

1. Potential Taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of Unnamed Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Any adverse claims based upon the assertion that Unnamed Creek has moved.
4. Rights of the public in and to that portion lying within the road.
5. Statutory Mineral Reservation, in favor of the State of Washington, pursuant to Chapter 256, Laws of 1907, arising by reason of Deed from the State of Washington recorded August 27, 1901, in Book G, page 442, Skamania County Deed Records.
6. Easement for road purposes, including the terms and provisions thereof, recorded

December 14, 1953, in Book 37, page 366.

7. Mineral rights of 12.5% to Katherine Garvin, including the terms and provisions thereof, recorded February 13, 1975, in Book 68, page 357.
8. Easement for ingress, egress and utilities, including the terms and provisions thereof, recorded in Book 83, page 243.
9. Easement for ingress, egress and utilities, including the terms and provisions thereof, recorded in Book 102, page 842.
10. Easement for right of way, including the terms and provisions thereof, recorded May 31, 1983, in Book 82, page 327.
11. Reserving 50% of Mineral Rights to Helen R. Farghen, by instrument recorded May 31, 1983, in Book 82, page 327.

EXHIBIT B

The Northwest quarter of Section 29, Township 3 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington.

TOGETHER WITH an appurtenant easement for access to the above property, recorded October 8, 1986, in Book 102, page 844.

And:

A portion of the Northeast quarter of Section 29, Township 3 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the Northwest corner of the Northeast quarter of Section 29; thence South 00° 38' 43" East, along the West line of said Northeast quarter for a distance of 1878.29 feet to the POINT OF BEGINNING; thence continuing South 00° 38' 43" East, along said West line for a distance of 688.10 feet to the Southwest corner of said Northeast quarter; thence North 89° 42' 26" East, along the South line of said Northeast quarter for a distance of 218.01 feet, to the most Southeasterly corner of the "Long tract" as described under Book 214, page 651 of Deeds, Skamania County Records; thence North 00° 15' 20" East, along an Easterly line of said "Long tract" for a distance of 60.40 feet to an internal corner thereof; thence South 89° 44' 40" East, along a Southerly line of said "Long tract", for a distance of 497.98 feet to the Southwest corner of the "Fry tract" as described in Book 81, page 514 of deeds, Skamania County Records; thence North 00° 15' 20" East, along the West line of said "Fry tract", for a distance of 575.53 feet; thence North 89° 44' 40" West, for a distance of 497.98 feet to the Southerly extension of the West line of the "Long tract" as described in Book 165, page 465 of Deeds, Skamania County Records; thence North 00° 15' 20" East, for a distance of 50.00 feet to the Southwest corner of said "Long tract" (Book 165, page 462); thence North 89° 44' 40" West, along the Westerly extension of the South line of said "Long tract", for a distance of 228.82 feet to the West line of the Northeast quarter of Section 29 and the POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO easements and restrictions of records.

And:

A portion of the Northeast quarter of Section 29, Township 3 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

COMMENCING at the Northwest corner of the Northeast quarter of Section 29; thence South 00° 38' 43" East, along the West line of said Northeast quarter, for a distance of 1080.00 feet to the POINT OF BEGINNING; thence North 88° 27' 57" East, parallel with the North line of said Northeast quarter, for a distance of 1084.25 feet to the West line of the "Purcell tract" as described in Book 75, page 326 of Deeds, Skamania County Records; thence South 00° 00' 00" East, along said West line and the Southerly extension thereof, for a distance of 832.06 feet to the North line of the "Fry tract" as described in Book 81, page 514 of deeds, Skamania County Records; thence North 89° 44' 40" West, along the North line of said "Fry tract" for a distance of 348.09 feet to the Northwest corner thereof; thence South 00° 15' 20" West, along the West line of said "Fry tract" for a distance of 50.00 feet; thence North 89° 44' 40" West for a distance of 497.98 feet to the Southerly extension of the West line of the "Long tract" as described in Parcel 1, Book 165, page 462 of deeds, Skamania County Records; thence North 00° 15' 20" East, for a distance of 50.00 feet to the Southwest corner of said "Long tract"; thence North 89° 44' 40" West, along the Westerly extension of the South line of said "Long tract" for a distance of 228.82 feet to the West line of the Northeast quarter of Section 29; thence North 00° 38' 43" West, along the West line of said Northeast quarter for a distance of 798.29 feet to the POINT OF BEGINNING.

Contains 20.7 acres.

TOGETHER WITH and SUBJECT TO easements and restriction of records.

And:

A portion of the Northeast quarter of Section 29, Township 3 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of Section 29; thence South 00° 38' 43" East, along the West line of said Northeast quarter, for a distance of 1080.00 feet; thence North 88° 27' 57" East, parallel with the North line of said Northeast quarter, for a distance of 1084.25 feet to the West line of the "Purcell tract" as described in Book 75, page 326 of Deeds, Skamania County Records; thence North 00° 00' 00" West, along said West line of said "Purcell tract", for a distance of 1080.26 feet to the Northwest corner thereof, being on the North line of said Northeast quarter of Section 29; thence South 88° 27' 57" West, along said North line for a distance of 1096.41 feet to the POINT OF BEGINNING.

Contains 27.0 acres.

TOGETHER WITH and SUBJECT TO easements and restrictions of records.

EXHIBIT C

LONGLD2
 NJB
 09/26/07

LEGAL DESCRIPTION
60 FT. EASEMENT

A 60 foot easement for ingress, egress and utilities in the Southeast quarter, the Northeast quarter and the Northwest quarter of Section 29, Township 3 North, Range 5 East, of the Willamette Meridian, Skamania, Washington, lying 30 feet on each side of the following described centerline:

Commencing at the Southwest corner (Center of Section) of the Northeast quarter of said Section 29; thence North $89^{\circ} 42' 25''$ East, along the South line of said Northeast quarter, 180.00 ft. to the **Point of Beginning** of the centerline to be described said Point of Beginning hereafter referred to as Point "A"; thence South $43^{\circ} 30' 00''$ East, 310.00 feet to a point of curvature with a 25.00 foot radius curve to the left; thence along said curve, through a central angle of $137^{\circ} 30' 36''$ for an arc length of 60.00 feet to a point of tangency; thence North $01^{\circ} 00' 36''$ West, 96.89 feet to a point of curvature with a 200.00 foot radius curve to the right; thence along said curve, through a central angle of $57^{\circ} 20' 36''$, for an arc length of 200.17 feet to a point of tangency; thence North $56^{\circ} 20' 00''$ West, 231.79 feet to a point on the most Easterly East line of the "Erickson" parcel as described in Book 102 of Deeds at Page 844, Records of the Skamania County Auditor and on the centerline of the 60 foot easement as described in said Book and Page, and the **Terminus** of the described centerline said Terminus bearing North $75^{\circ} 13' 32''$ East, 741.32 feet from the Point of Commencement.

Subject to easements and restrictions of record.

