

WHEN RECORDED RETURN TO:
Larry + Helen Baldwin
3592 Skye Rd.
Washougal, WA 98671

DOCUMENT TITLE(S)
Restrictive Covenant

REFERENCE NUMBER(S) of Documents assigned or released:
255/794 AF 151495 12-18-03

☐ Additional numbers on page _____ of document.

GRANTOR(S):
Larry + Helen Baldwin

☐ Additional names on page _____ of document.

GRANTEE(S):
Larry + Helen Baldwin

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
See EX A + B

☒ Complete legal on page 3+4 of document.

TAX PARCEL NUMBER(S):
02 05 18 00 0802 00 + 02051800080400

☐ 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.

RESTRICTIVE COVENANT

The grantor(s) herein is (are) the owner(s) of (an interest in) the following described real estate situated in Skamania County, State of Washington:

See EX. A+B

The grantee(s) herein, Larry + Helen Baldwin, own(s) and operate(s) a well and waterworks supplying water for public use, located upon the following described real estate situated in Skamania County, State of Washington:

see Ex. A+B

which well and waterworks is in close proximity to the land of the grantor(s), and said grantee(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of the said grantor(s) land which might contaminate said water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantee(s), its successors and assigns said covenants to run with the land for the benefit of the land of the grantee(s); that said his (her) grantor(s), (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS _____ hand 17 this July day of 2012, 19____

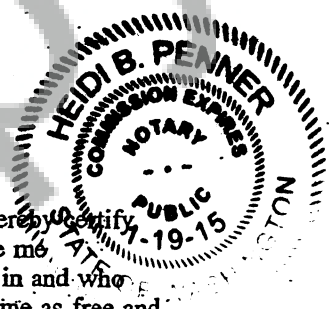
(Seal)
Helen Baldwin
Grantor(s) (Seal)

State of Washington)
County of Skamania)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 17 day of July, 2012, personally appeared before me, Helen Baldwin to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as 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.

Heidi B. Penner
Notary Public in and for the State of Washington, residing at
Carson
My Commission
Expires: 1-19-2015



BOOK 255 PAGE 796

Ex. A

EXHIBIT 'A'

PARCEL 1

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 3 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a brass cap marking the Southwest corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence South $89^{\circ}16'02''$ East, along the South line of said Southwest Quarter, 1,173.33 feet to a point 240.05 feet from the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence North $00^{\circ}35'36''$ East, parallel with the East line of the Southwest Quarter of said Southwest Quarter, 1,320.96 feet to the South line of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence North $25^{\circ}11'21''$ West, 486.48 feet to a point on a 500 foot radius curve to the left on the centerline of Skamania Mines Road said point being hereinafter referred to as Point "A"; thence, from a tangent bearing of South $60^{\circ}49'21''$ West along said centerline curve, through a central angle of $15^{\circ}10'33''$, an arc distance of 132.46 feet to a point of tangency; thence South $45^{\circ}38'38''$ West, along said centerline, 295.00 feet to a point of curvature of a 800 foot radius curve to the right; thence, along said centerline curve, through a central angle of $08^{\circ}31'56''$, an arc distance of 119.13 feet to a point on the South line of the Northwest Quarter of said Southwest Quarter; thence South $89^{\circ}22'23''$ East, along said South line, 733.95 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 30 foot Easement for Ingress, Egress and Utilities the centerline of which is described as follows:

BEGINNING at aforementioned Point "A"; thence South $25^{\circ}11'21''$ East, 240.00 feet to the terminus of the described centerline.

The sidelines of said Easement are to be shortened as necessary so as to terminate at the South right of way line of Skamania Mines Road.

EXCEPT County Roads.

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BOOK 255 PAGE 797

File No. 26451

EX. B

PARCEL II

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a brass cap marking the Southwest corner of the Southwest Quarter of Section 18 as shown in a January, 2002 Beseda Land Surveying Survey; thence South $89^{\circ}16'02''$ East, along the South line of said Southwest Quarter, 1,173.33 feet to a point 240.05 feet from the Southeast corner of the Southwest Quarter of said Southwest Quarter; thence North $00^{\circ}35'36''$ East parallel with the East line of the Southwest Quarter of said Southwest Quarter, 1,320.96 feet to the South line of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence North $25^{\circ}11'21''$ West, 486.48 feet to a point on a 500 foot radius curve to the right on the centerline of Skamania Mines Road said point being hereinafter referred to a Point "A"; thence from a tangent bearing of North $60^{\circ}49'21''$ East along said centerline curve through a central angle of $18^{\circ}54'27''$, an arc distance of 165.00 feet to a point of tangency; thence North $79^{\circ}43'48''$ East along said centerline, 145.00 feet to a point of curvature of a 500 foot radius curve to the left; thence along said centerline curve through a central angle of $18^{\circ}54'27''$, an arc distance of 172.89 feet to a point on the East line of the Northwest Quarter of said Southwest Quarter; thence South $00^{\circ}35'36''$ West along said East line to the Southwest 1/16 corner; thence North $89^{\circ}22'23''$ West, along the South line of said Northwest Quarter 240.05 feet to the POINT OF BEGINNING.

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EXCEPT County Roads.

Page 1 of 4

Well head, water line and pump house easement

Larry Baldwin Larry Baldwin and Helen Baldwin Helen Baldwin
Husband and Wife are sole owners of tax lot 804 here in referred to as parcel (1) and attached legal description exhibit A and tax lot 802 here in referred to as parcel 2 and attached legal description exhibit B, hereby establish and grant the following easement and protective covenants to stay with the land described for the benefit of all future owners. The well head and water line located on parcel (1) and pump house located $\frac{1}{2}$ on parcel (1) and $\frac{1}{2}$ on parcel 2 are for equal and equitable benefit of both properties.

The easement starting at well head shall be 5ft in all directions and follow the water line to and include the pump house in all directions.

Maintenance, repair and water testing will be equally shared by parcel 1 and 2. This maintenance to include the well, pump, water lines, pump house pressure tank and lines within the pump house. Parcel (1) will be responsible for a separate water line to said parcel and dwelling unit. Parcel (1) will supply the pump electricity.

Parcel (2) will be responsible for a separate water line to said parcel and dwelling unit. Parcel (2) agrees to use water for domestic lawn, garden and pet use.

Protection agreement

Parcel (1) and parcel (2) will maintain an 100' prep from well head, free of contamination including but not limited to manure piles, chemicals, herbicides, insecticides and hazardous materials.

Well head and water line location

From a point on parcel (1) referred to as point A (see legal description exhibit A and survey map exhibit C) 113.8' east and south along easement for ingress know as Megan Lane and 14.8' SW to well head and beginning of well and water line easement starting at well head and heading east and south, the water line parallels Megan Lane and driveway 19' to center of pump house.

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EXHIBIT 'A'

PARCEL I

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

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EXCEPT County Roads.

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East lot

255 797

File No. 26451

EXHIBIT 'B'

PARCEL II

That portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

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