

After Recording Mail to:
James Lynch Trustee
1381 Temporale Dr
Henderson, NV 89052

EASEMENT AGREEMENT

This agreement made and entered into this 10th day of September, 2013 between Ronald & Shelley Echeverio, Grantors, and Mark Osterman, Grantee.

RECITAL

1. Ronald & Shelley Echeverio, Grantors, are the owners of the real property known as Lot 14 of the Maple Hill Tract NO. 3, recorded in Book A of Plats, Page 144 in the County of Skamania, State of Washington; parcel #03072520070000, commonly known as 302 Stewart Rd Stevenson, WA 98648. See Exhibit "A" attached hereto and by this reference made a part hereof.
2. Mark Osterman, Grantee, is the owner of the real property known as Lot 11 of the Maple Hill Tract NO 3, recorded document #AF 2013001773 in the County of Skamania, State of Washington; parcel #03072520030000, a lot on Stewart Rd Stevenson, WA 98648. See Exhibit "B" attached hereto and by this reference made a part hereto.
3. Ronald & Shelley Echeverio, Grantors, for the sum of \$1000.00, do hereby grant to Mark Osterman, Grantee, a non exclusive easement for utility purposes by virtue of a deed dated this 10th day of September, 2013. Said easement is more particularly described as follows: "an easement for utility purposes within a tract of land in the NW 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;

Beginning at a point known as the Northeasterly corner of Lot 14 of the Maple Hill Tract NO 3; thence South 72 52' 50" E 110 feet along the northerly line of said Lot 14; thence south 15 feet; thence northwesterly 110 feet more or less on a line parallel to the northerly property line of said Lot 14; thence northeasterly 15 feet more or less to the point of beginning and the northeasterly corner of said Lot 14. See Exhibit "C" & "D" attached hereto and by this reference made part thereof.

WITNESSETH:

1. The duration of said non exclusive easement shall be perpetual and said no exclusive easement shall be a burden on and run with the land.
2. Ronald & Shelley Echeverio, Grantors, and Mark Osterman, Grantee agree, for themselves, their respective heirs, personal representatives, successors and assigns, that the maintenance of the non exclusive utility easement shall be the responsibility of Grantee
3. The easement is to remain clear for access

This agreement shall bind and insure to the benefit of, as such circumstances may require, not only the immediate parties hereto, but also their respective heirs, executors, administrators and successors in interest as well.

In WITNESS WHEREOF, the said parties have signed this agreement the day and year first mentioned.

[Signature]
Ronald Echeverio - Grantor

Shelley Echeverio
Shelley Echeverio - Grantor

STATE OF WASHINGTON
County of Skamania

STATE OF WASHINGTON
County of Skamania

The following instrument was acknowledged before me the 22 day of October 2013 by Ronald Echeverio

The following instrument was acknowledged before me the 19 day of Sept 2013 by Shelley Echeverio

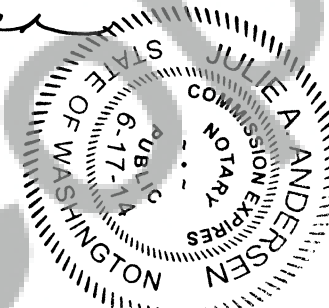
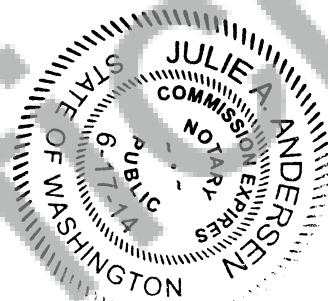
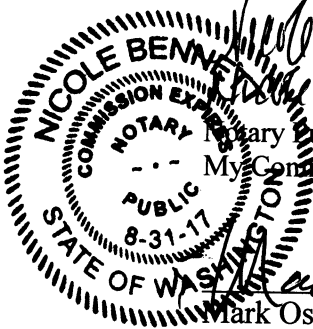
Nicole Bennett
Nicole Bennett
Notary Public of Washington
My Commission expires: August 31, 2017

Julie A Andersen
Julie A Andersen
Notary Public of Washington
My Commission expires: June 17, 2014

STATE OF WASHINGTON
County of Skamania

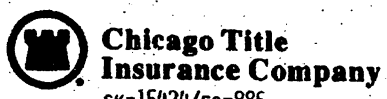
The following instrument was acknowledged before me the 19 day of Sept 2013 by Mark Osterman

Julie A Andersen
Julie A Andersen
Notary Public of Washington
My Commission expires: June 17, 2014



108351

BOOK 116 PAGE 949



SK-15424/ES-886
03-07-25-2-0-0700-00
FILED FOR RECORD AT REQUEST OF

Exhibit "A"

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
BY SKAMANIA CO. TITLE
DEC 14 02 11 '89
GARY H. NELSON

WHEN RECORDED RETURN TO
Name _____
Address _____
City, State, Zip _____

Statutory Warranty Deed

THE GRANTOR DENNIS L. KLASSTERT AND MARY E. KLASSTERT, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RONALD H. ECHEVERTIO AND SHELLY D. ECHEVERTIO, HUSBAND AND WIFE
the following described real estate, situated in the County of SKAMANIA, State of Washington:

LOT 14 OF MAPLE HILL TRACTS NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK "A" OF PLATS ON PAGE 144, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO:

- EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT ;
IN FAVOR OF: MEL STEWART, ET UX
RECORDED: MAY 4, 1970
RECORDING NO.: 72101 IN BOOK 61 AT PAGE 720
FOR: WATER PIPELINE NOT EXCEEDING 4 INCHES IN DIAMETER
AFFECTS: NORTHWESTERLY CORNER OF LOT 14
- COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE FOLLOWING INSTRUMENT;
RECORDED: MAY 7, 1969
RECORDING NO.: 70998 IN BOOK 60 AT PAGE 389

13120
REAL ESTATE EXCISE TAX

Dated NOVEMBER 22, 19 89
Dennis L. Klassert
DENNIS L. KLASSTERT
Mary E. Klassert
MARY E. KLASSTERT

DEC 4 1989
PAID 4.00
J. J. [unclear]
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.
On this day personally appeared before me
DENNIS L. & MARY E. KLASSTERT
to me known to be the individual described in and who
executed the within and foregoing instrument,
and acknowledged that THEY signed the same
as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

STATE OF WASHINGTON)
COUNTY OF) ss.
On this day of , 19
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared
and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged the said in-
strument to be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that authorized to exe-
cute the said instrument and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above writ-
ten.

GIVEN under my hand and official seal this
22 day of NOVEMBER, 19 89
Maile Johnson
Notary Public in and for the State of Washington,
residing at STEVENSON

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

Glenda J. Kimmel, Skamania County Assessor
Parcel 803 02 25 20 00000
Br. 116
12-1-89

Exhibit "B"

Doc # 2006162457
Page 1 of 1
Date: 07/27/2006 02:41P
Filed by: JAMES & JUDITH LYNCH
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$32.00

REAL ESTATE EXCISE TAX

When recorded mail to:
James J and Judith S Lynch
1381 Temporale Drive
Henderson, NV 89052-6560

26159
JUL 27 2006

PAID exempt
Victor C. Edwards
SKAMANIA COUNTY TREASURER
SPECIAL WARRANTY DEED

Parcel No. 03-07-25-2-0-0300-00

FOR and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, James J and Judith S Lynch, husband and wife (Grantors), do hereby grant and convey unto James J and Judith S Lynch, Trustees of The Lynch Family Living Trust dated MAY 16, 2006 ("Grantees"), that certain real property situated in Skamania County, Washington and more particularly described as; LOT 11 of the Maple Hill Tracts NO. 3, according to the official Plat thereof, on file and of record in Book "A" of Plats, Page 144, in the County of Skamania, State of Washington, together with all rights and privileges appurtenant thereto.

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, streets, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations, and liabilities as may appear of record, and all matters which an accurate survey or physical inspection of the real property would disclose, Grantors do hereby bind themselves and their successors to warrant and defend the title against the acts of Grantors and no other. No other warranties, express or implied, are given by Grantors by reason of this conveyance.

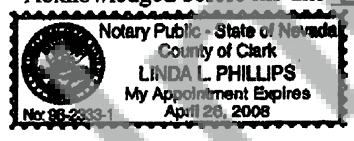
Dated this 21 day of JUNE, 2006
Gary H. Martin, Skamania County Assessor
Date 2-27-06 Parcel # 0207252003000

James J Lynch
James J Lynch, Grantor

Judith S Lynch
Judith S Lynch, Grantor

STATE OF WASHINGTON)
County of Skamania)

Acknowledged before me this 21st day of June, 2006, by Linda L Phillips
Notary (printed name)



Notary Seal

Linda L Phillips
Notary Public (signature)

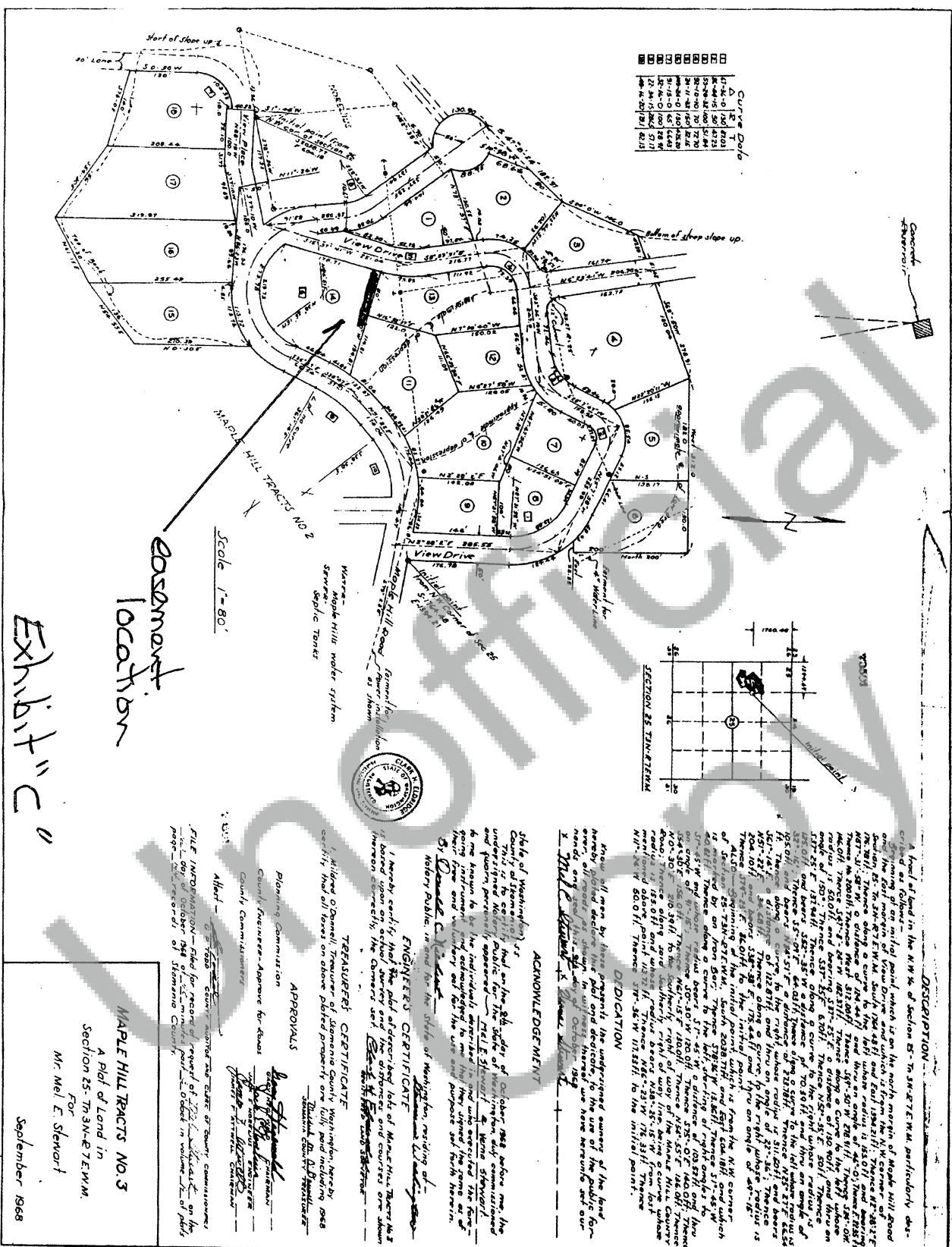


Exhibit "C"
Easement Location

