

WHEN RECORDED RETURN TO: Michael P. Higgins Attorney at Law PO Box 54 Vancouver, WA 98666
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DOCUMENT TITLE(S) *Spring and Water Utility Easement*

REFERENCE NUMBER(S) of Documents assigned or released:
<input type="checkbox"/> Additional numbers on page ____ of document. GRANTOR(S): Anthony David Clarke and Rosemary Foggia Clarke
<input type="checkbox"/> Additional names on page ____ of document. GRANTEE(S): Marc H. and Cynthia Medlin
<input type="checkbox"/> Additional names on page ____ of document. LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): See Exhibits A and B attached
<input type="checkbox"/> Complete legal on page ____ of document. TAX PARCEL NUMBER(S): 01060600030500; 01060600032200
<input type="checkbox"/> 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.

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Return after Recording to:

Michael P. Higgins
Attorney at Law
P.O. Box 54
Vancouver, WA 98666

SPRING AND WATER UTILITY EASEMENT

THIS AGREEMENT made and entered this 2 day of ^{September}~~August~~, 2014, by and between ANTONY DAVID CLARKE and ROSEMARY FOGGIA CLARKE, husband and wife (hereinafter referred to as "CLARKES" or "Grantors") and MARC H. MEDLIN and CYNTHIA MEDLIN, husband and wife (hereinafter referred to as "MEDLINS" or "Grantees").

RECITALS:

WHEREAS, the parties hereto acknowledge that the MEDLINS, who own Medlin Tax Lot 305, which is legally described in the attached Exhibit A, have historically used and had access to two (2) surface water springs, together with water lines that access these two springs, over, under, across, and upon a portion of Clarke Tax Lot 322, which is legally described in the attached Exhibit B; and

WHEREAS, the parties wish to enter this Easement Agreement to establish of record an easement to allow the MEDLINS to continue to USE, access, inspect, repair, maintain, and replace the existing springs and water lines for the benefit of their Tax Lot 305

NOW THEREFORE, in and for the consideration of the mutual covenants and promises of the parties hereto, the parties hereto covenant and agree as follows:

The Grantors for their heirs, personal representatives, successors, and assigns, grant, convey and transfer to Grantees, and their heirs, personal representatives, successors, and assigns, a perpetual and non-exclusive easement to use and access the two (2) water springs, together with a 10-foot minimum maintenance easement and a buffer zone area of 100 feet in diameter around each of the two water spring in accordance with applicable Washington State and/or local regulations, laws or recommendations for water springs, together with the right to inspect, maintain, repair ^{or upgrade} and replace the existing water lines, over, under, across and upon that portion of Clarke Tax Lot 322, the centerline of which shall be the existing water lines running from the two (2) water springs. Clarke Tax Lot 322 is the Servient Estate

This easement is for the benefit of and "touches and concerns" Medlin Tax 305 which is the Dominant Estate and shall apply to and run with the land for the benefit of the present and future owners of Medlin Tax Lot 305, or any portion thereof. The MEDLINS and/or their successors-in-interest shall, except in cases of emergency, provide a minimum of twenty-four (24) hours notice before exercising their rights to access the easement to inspect, maintain, replace, or replace the existing water lines.

IN WITNESS WHEREOF, the parties have executed this Easement for Access to be effective on the day and year first above written.


MARC H. MEDLIN


CYNTHIA M. DOMINIK-MEDLIN


ANTONY DAVID CLARKE


ROSEMARY FOGGIA CLARKE

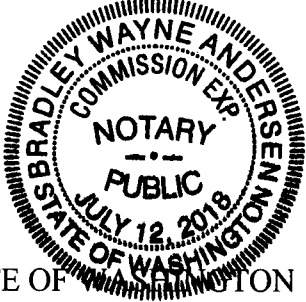
STATE OF WASHINGTON)

: ss.

County of Skamania)

I certify that I know or have satisfactory evidence that MARC H. MEDLIN and CYNTHIA M. DOMINIK-MEDLIN, husband and wife, are the persons who appeared before me, and such 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: ~~August~~ ^{Sept} 2, 2014.



[Signature]

NOTARY PUBLIC

Residing at North Vancouver, BC, Canada

My Appointment Expires: 7/12/18

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that I know or have satisfactory evidence that ANTONY DAVID CLARKE and ROSEMARY FOGGIA CLARKE, husband and wife, are the persons who appeared before me, and such 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: ~~August~~ ^{November} 18, 2014.



[Signature]

NOTARY PUBLIC

Residing at Vancouver

My Appointment Expires: 6/1/2017

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P: (360) 882-0419 F: (360) 882-0426

October 23, 2013

LEGAL DESCRIPTION
FOR
ANTONY CLARKE

Medlin Tract (Tax Lot 305)

Being a portion of the Southeast one-quarter of the Northwest one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE North 88° 46' 55" West, along the North line of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 (Survey no. 2013000797) for a distance of 43.01 feet to a 5/8" Iron Rod marking the Southeast corner of the Medlin Tract as described under Book 67, of Deeds, Page 345, Skamania County Records and the **TRUE POINT OF BEGINNING**.

THENCE North 01° 21' 57" East, along the East line of said Medlin Tract and the Northerly Extension thereof, for a distance of 832.69 feet to the center of the Bonneville Power Association Easement as shown in said survey;

THENCE South 71° 51' 45" West, along the centerline of the Bonneville Power Easement for a distance of 324.69 to the Northerly extension of the West line of said Medlin Tract;

THENCE South 25° 24' 54" West, along said Northerly extension and the West line of said Medlin Tract for a distance of 794.92 feet to the Southwest corner thereof being on the South line of the North one-half of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown Survey Auditors File no. 2013000797;

EXHIBIT A
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THENCE South 88° 46' 55" East, along the South line for a distance of 630.00 feet to the
TRUE POINT OF BEGINNING.

Contains Approximately 8.17 Acres



EXHIBIT A
PAGE 2 OF 2

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P: (360) 882-0419 F: (360) 882-0426

November 19, 2014

LEGAL DESCRIPTION
FOR
ANTONY CLARKE

Clarke Tract (Tax Lot 322)

Being a portion of the Southeast one-quarter of the Northwest one-quarter of Section 6, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown in Survey Recorded under Skamania County Auditor's File no. 2013000797;

THENCE North 88° 46' 55" West, along the South line of the North half of the Southeast one-quarter of the Northwest one-quarter of Section 6 as shown Survey no. 2013000797, for a distance of 673.01 feet to the Southeast corner of the Clarke Tract as described in Book 67, of Deeds, Page 340, Skamania County Records and the TRUE POINT OF BEGINNING.

THENCE North 25° 24' 54" East, along the East line of said Clarke Tract and the Northerly extension thereof for a distance of 794.92 to the centerline of the Bonneville Power Association easement as shown in Survey Auditor's File no. 2013000797;

THENCE South 71° 51' 45" West, along said centerline, for a distance of 227.36 feet to the North line of the Southeast one-quarter of the Northwest one-quarter of Section 6;

THENCE North 88° 35' 02" West, along the North line of the Southeast one-quarter of Section 6, for a distance of 439.63 feet to the centerline of Smith-Cripe Road as shown Survey Auditors File no. 2013000797;

THENCE following the centerline of Smith-Cripe Road the following described courses;

THENCE South 20° 21' 41" West, for a distance of 25.54 feet;

THENCE along the arc of a 100.00 foot radius curve to the right through a central angle of 21° 53' 16 for an arc distance of 38.20 feet;

EXHIBIT B
PAGE 1 OF 2

THENCE South 01° 31' 35" East, for a distance of 80.21 feet;

THENCE along the arc of a 200.00 foot radius curve to the left through a central angle of 41° 47' 54 for an arc distance of 145.90 feet;

THENCE South 40° 16' 19" West, for a distance of 79.63 feet;

THENCE South 39° 46' 36" West, for a distance of 55.71 feet;

THENCE along the arc of a 100.00 foot radius curve to the right through a central angle of 29° 31' 13 for an arc distance of 51.52 feet;

THENCE South 10° 15' 23" West, for a distance of 85.12 feet;

THENCE South 18° 00' 43" West, for a distance of 88.00 feet;

THENCE along the arc of a 50.00 foot radius curve to the right through a central angle of 15° 31' 17 for an arc distance of 13.54 feet;

THENCE South 02° 29' 27" West, for a distance of 40.17 feet to the South Line of the North half of the Southeast one-quarter of the Northwest one-quarter of Section 6;

THENCE leaving said centerline, South 88° 46' 55" East, along said South line for a distance of 530.00 feet to the **TRUE POINT OF BEGINNING**.

Contains Approximately 8.67 Acres



EXHIBIT B
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