

Return Address:

Jan C. Kielpinski
61 Nelson Creek Lane
Stevenson, WA 98648

Document Title(s) or transactions contained herein:

Drainfield Easement

GRANTOR(S) (Last name, first name, middle initial)

Jan C. Kielpinski, Trustee of the Kielpinski Family Trust

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

LeGree, Lawrence F. and LeGree, Marina J.

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

See Exhibit "A"

☐ Complete legal on page 4 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-75-36-1-0-0500-00

03-75-36-1-0-0600-00

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

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.

Return Address:

61 Nelson Creek Lane
 Stevenson, Washington
 98648

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX

N/A
 OCT - 5 2015

PAID *N/A*
Vickie Clelland, Treasurer
 SKAMANIA COUNTY TREASURER

DRAINFIELD EASEMENT

The UNDERSIGNED Grantor, owner of the following described land located in Skamania County, State of Washington:

Legal description: See Exhibit A, attached hereto.

Address: 61 Nelson Creek Lane, Stevenson, Washington 98648

Assessor's Property Tax Parcel/Account Number: 03-75-36-1-0-0600-00 *2m 10/5/15*

For and in consideration of one dollar (\$1.00) and other good and sufficient consideration, receipt of which is hereby acknowledged, does hereby convey and warrant to Grantee a perpetual easement over, across, and under the northerly 100 feet of the above described property, for the purpose of operating, maintaining, inspecting, removing, repairing, replacing, and using the drain field portion of an existing on-site sewage disposal system, in the same location where said drain field presently exists; TOGETHER WITH the non-exclusive right of ingress to and egress from said property for the foregoing purposes, to Grantee, to serve the following described property:

Beginning at a point 13 rods North of the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence West 120 feet, more or less, to the Easterly line of the county road known and designated as Lateral Highway No. 8; thence Northeasterly along the Easterly line of said highway to intersection with the East line of said Section 36; thence South to the point of beginning.

Address: 5211 Loop Road, Stevenson, Washington 98648

Assessor's Property Tax Parcel/Account Number: 03-75-36-1-0-0500-00

This easement includes the following conditions and covenants which GRANTOR and GRANTEE hereby promise to faithfully and fully observe and perform:

1. COSTS AND EXPENSES: GRANTEE shall bear and promptly pay all costs and expenses associated with the operation, use and maintenance of the drain field.
2. MAINTENANCE and OPERATION: GRANTEE shall operate and maintain the drain field in accordance with all applicable laws, ordinances, and regulations of the State of Washington and Skamania County, Washington.

3. GRANTOR shall at all times have the right to occupy the easement area; provided, that use of the easement area by GRANTOR does not in any fashion hinder, disrupt or interfere with the use or proper functioning of the drain field.
4. ACCESS BY GRANTEE: GRANTEE shall have right of ingress and egress as may from time to time be necessary to insure the proper functioning of the residential septic system.
5. SUCCESSOR INTERESTS: This easement and the rights and obligations herein shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns

GRANTOR:

Jan C. Kielpinski
Jan C. Kielpinski, Trustee of the Kielpinski Family Trust Dated March 17, 2000

DATE:

5 October 2015

GRANTEE:

Lawrence F. LeGree
Lawrence F. LeGree

Martha J. LeGree
Martha J. LeGree

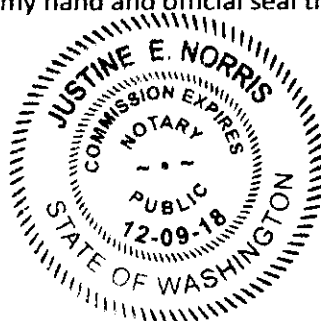
DATE:

30 SEP 2015 30 Sept. 2015

State of Washington } } ss. County of Stromboli

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 5 day of October, 2015, personally appeared before me Jan C. Kielpinski to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes wherein mentioned.

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



NOTARY PUBLIC in and for the State of Washington
residing at Stevensen, Wa

Justin E. Norris
Commission exp: Dec. 09, 2018

EXHIBIT "A"

A tract of land located in the Northeast Quarter of Section 36, Township 3 North, Range 7½ East, W.M. described as follows:

All of the West half of the Northeast Quarter of said Section 36; Except the west 36 rods (594 feet) of the north 67 rods (1105.5 feet) of the Northwest Quarter of the Northeast Quarter of said Section 36; And Except that portion of said Subdivision lying westerly of the center of the channel of Nelson Creek; And Except the following described tract: Beginning at a point 1534.5 feet North and 306.15 feet East of the center of said Section 36; thence South 58°35' East 476.55 feet, thence South 54°21' West 200 feet; thence North 38°52' West 336.1 feet; thence North 17°50' West 107.41 feet to the point of beginning; And Except that portion thereof lying northerly of the County Road designated as the Loop Road; And Except that portion thereof conveyed by deed recorded in book 65, page 112 of Skamania County records on April 10, 1973;

ALSO: Beginning at the southeast corner of Southwest Quarter of the Northeast Quarter of said Section 36; thence along the east line of said Southwest Quarter of the Northeast Quarter North 804 feet to the True Point of Beginning; thence South 00°06'59" West along said east line 356.88 feet; thence West 43.67 feet; thence North 41°48'53" West 270.69 feet to the north line of that certain tract of land conveyed by deed recorded on book 65, page 112 of Skamania County records on April 10, 1973; thence along said north line North 55°23'59" East to the True Point of Beginning, containing 1.0 acres, more or less.

ALSO: Beginning at a point 13 rods (214.5 feet) North of the southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 36; thence East 80 rods (1320 feet); thence South 80 rods (1320 feet); thence West 80 rods (1320 feet); thence North 80 rods (1320 feet) to the Point of Beginning; Except Lot 1 of the Kielpinski Short Plat recorded in book 3, page 139 of Skamania County short plats; except the following:

Beginning at the northwest corner of the South 6.5 acres of said Southeast Quarter of the Northeast Quarter of said Section 36; thence East along the north line of said 6.5 acres, a distance of 387 feet to an iron pipe and the northeast corner of that certain deed recorded in book 79, page 594 (AFN 92302) of Skamania County records; thence North parallel to the west line of said Southeast Quarter of the Northeast Quarter to a point which is East from of the most northerly corner of Lot 1 of the Kielpinski Short Plat recorded on book 3, page 139 of Skamania County Short Plats along a line parallel to the north line of said 6.5 acres; thence West along said north line to a half inch diameter rebar with plastic cap set at said most northerly corner; thence Southeasterly along the most easterly line of said Lot 1, a distance of 49.41 feet to a half inch diameter rebar with plastic cap set at the most easterly corner of said Lot 1; thence Southwesterly along said Lot 1 to a point on said north line of said South 6.5 acre; thence West along said north line to the Point of Beginning; Except, Lot 1 of the Kielpinski Short Plat recorded on book 3, page 139 of Skamania County Short Plats;