

AFTER RECORDING MAIL TO:

Katy J. Archer P.C.
Attorney at Law
110 Columbia Street, Suite 107
Vancouver, Washington 98660
(509) 427-5665 EXT 2

Document Title(s) or transactions contained therein:

1. Non-Exclusive Easement Deed

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
MAY 09 2016

Grantor(s): [Last name first, then first name and initials]

1. Jason Dixon and Holly Dixon, Husband and Wife

PAID N/A
Christy Robin Deputy
SKAMANIA COUNTY TREASURER

☐ Additional names on page ____ of document

Grantee(s)/Beneficiary(ies): [Last name first, then first name and initials]

1. Christian G. Sartain and Natalya L. Sartain, Husband and Wife

☐ Additional names on page ____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/¼/¼]

(Grantor) NE ¼ Section 7 Township 1 N Range 5 E.W.M

(Grantee) NW Sec. 1 Township 5 N Range 8 E.W.M and NE Section 1 Township 5N Range 7 E.W.M

☒ Complete legal description is on page 5, 8 of document
(Exhibit "A" and Exhibit "C")

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number(s):

(Grantor) 0105 08 0 0 0808 00, (Grantee) 01 05 08 0 0 0808 6, 01050700010000

☐ Property Tax Parcel ID is not yet assigned

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Katy J. Archer P.C.
Attorney at Law
Columbia Shores Offices
110 Columbia Street, Suite 107
Vancouver, Washington 98660

NON-EXCLUSIVE EASEMENT DEED

Grantor (s) JASON DIXON and HOLLY DIXON, Husband and Wife
Grantee (s) CHRISTIAN G. SARTAIN and NATALYA L. SARTAIN, Husband and Wife
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: NW Section 1, Township 5N, Range 8E.W.M and NE Section 1
Township 5N, Range 7E.W.M
Additional Legal on page(s)
Assessor's Tax Parcel No's: 01050700010000, 01 05 08 0 0 0808 00, 01 05 08 0 0 0808 06

THIS EASEMENT AGREEMENT is made and entered into this ___ day of _____, 2016, by and between JASON DIXON and HOLLY DIXON, Husband and Wife, (referred to as "GRANTOR"), and CHRISTIAN G. SARTAIN and NATALYA L. SARTAIN, Husband and Wife (referred to as "GRANTEE").

RECITALS

A. GRANTOR is the owner of real property described in the deed recorded AF# 2007-166043 in the County of Skamania, State of Washington. Tax Parcel Number 0105 0700010000 .

B. GRANTEE is the owner of real property described in the deed recorded AF# 2014001114, records of Skamania County, Tax Parcel Numbers 10 05 08 0 0 0808 00 and 01 05 08 0 0 0808 06.

C. GRANTOR has agreed to re-grant GRANTEE a non-exclusive perpetual easement for access over and across the property described herein for ingress and egress and

NON-EXCLUSIVE EASEMENT DEED

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utilities for the benefit of GRANTEE'S Property as presently platted, or as it may be divided in the future in consideration of resolving any ambiguities created by the easement previously recorded AF# 132489, records of Skamania County.

D. GRANTOR is vested with the authority to execute this Non-Excusive Easement for ingress and egress and utilities and has all necessary power and authority to execute this Non-Exclusive Easement; and

NOW, THEREFORE IN CONSIDERATION OF THE COVENANTS AND MUTUAL AGREEMENTS CONTAINED HEREIN AND OTHER CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

PART I: MUTUAL GRANT OF EASEMENT

1. GRANTOR hereby grants to GRANTEE, Grantee's heirs and assigns a non-exclusive perpetual easement for access over and across GRANTOR'S property and for utilities for the benefit of GRANTEE'S property. GRANTOR'S PROPERTY described as:

Beginning at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of Section 7 Township 1 North, Range 5 East Willamette Meridian, in the County of Skamania, State of Washington, said point bears South 01°40'41" West, 639.32 feet from the Northeast corner of said Northeast one quarter and as more particularly described in **Exhibit "A"** attached hereto and incorporated herein as if fully set forth.

2. The parties agree that the easement granted herein is located as described in the legal description attached hereto as **Exhibit "B"** and incorporated herein as if fully set forth. Said easement is as shown on the sketch attached as **Exhibit "B-1"** and incorporated by this reference (the "easement").

3. The parties to this agreement, their successors and assigns, covenant and agree not to block or restrict access to the easement or damage the easement and to maintain the easement as set forth in the Road Maintenance Agreement previously executed by the parties.

4. The benefits, burdens, and covenants of the easement granted herein shall be deemed to run with the land and bind the GRANTOR'S Property and the GRANTEE'S Property and their respective heirs, successors and assigns, and all persons possessing the property by, through, or under the parties hereto or their respective heirs, successors and assigns. GRANTEE'S property described as:

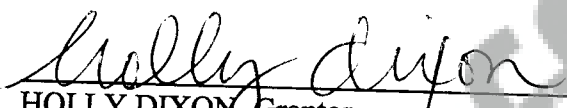
NW Section 1, Township 5N, Range 8EWM and NE Section 1, Township 5N, Range

7EWM and more particularly described in **Exhibit "C"** attached hereto and incorporated herein as if fully set forth.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

Dated this 7th day of May, 2016.



JASON DIXON, Grantor


HOLLY DIXON, Grantor

STATE OF WASHINGTON)
COUNTY OF Clark) ss.

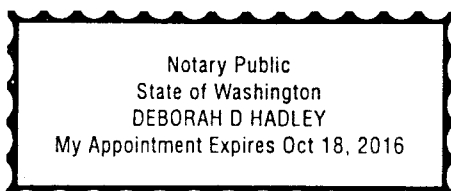
I certify that I know or have satisfactory evidence that **JASON DIXON and HOLLY DIXON, Husband and Wife**, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 05/07/2016


(Signature)

Notary Public
(Title)

My appointment expires 10/18/2016



Christian Sartain
CHRISTIAN G. SARTAIN, Grantee

N. Sartain
NATALYA L. SARTAIN, Grantee

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that **CHRISTIAN G. SARTAIN and NATALYA L. SARTAIN, Husband and Wife**, are the persons who appeared before me, and said 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: 5-5-16

[Signature]
(Signature)

NOTARY PUBLIC
(Title)

My appointment expires 5-17-16

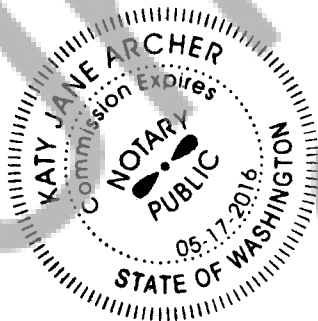


EXHIBIT "A"

THENCE North 88°40'46" West, 1324.39 feet;

THENCE North 77°35'36" West, 70.67 feet;

THENCE South 19°29'09" East, 47.00 feet;

THENCE South 37°47'09" East 89.01 feet to a point on the West line of said South one half;

THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of said South one half;

THENCE South 88°27'36" East, along the South line of said South one half 1318.81 feet to the Southeast corner of said South one half;

THENCE North 01°40'41" East, along the East line of said South one half 669.32 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities described as follows:

A 60' easement for ingress, egress, and utilities being 30' on each side of the following described center line;

BEGINNING at a point on the North line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 7 Township 1 North, Range 5 East of the Willamette Meridian, said point bears North 88°40'46" West, 55.00 feet from the Northeast corner of said South one-half as shown in the survey recorded in Book 2 page 253, Skamania County Records; thence North 48°23'31" West, 100.00 feet; thence North 00°58'18" East, 141 feet; thence North 09°03'06" West, 344.00 feet; thence North 00°34'16" West, 96.27 feet to a point on the South line of Bell Center Road.

TOGETHER WITH AND SUBJECT TO AN EASEMENT for ingress and egress being the South 30.00 feet and the West 690 feet of the following described parcel:

BEGINNING at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of Section 7, Township 1 North, Range 5 East Willamette Meridian, said point bears South 01°40'41" West, 639.32 feet from the Northeast corner of said Northeast one quarter; THENCE North 88°40'46" West, 1324.39 feet; THENCE North 77°53'36" West, 70.67 feet; THENCE South 19°29'09" East, 47.00 feet; THENCE South 37°47'09" East, 89.01 feet to a point on the West line of said South one half; THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of said South one half; THENCE South 88°27'36" East along the South line of said South one half 1318.81 feet to the Southeast corner of said one half; THENCE North 01°40'41" East, along the East line of said South one half 669.32 feet to the POINT OF BEGINNING.

Tax Parcel Number 01 05 07 0 0 0100 00

EXHIBIT "B"

A 60' easement for ingress, egress, and utilities being 30' on each side of the following described center line;

BEGINNING at a point on the North line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 7 Township 1 North, Range 5 East of the Willamette Meridian, said point bears North 88°40'46" West, 55.00 feet from the Northeast corner of said South one-half as shown in the survey recorded in Book 2 page 253, Skamania County Records; thence North 48°23'31" West, 100.00 feet; thence North 00°58'18" East, 141 feet; thence North 09°03'06" West, 344.00 feet; thence North 00°34'16" West, 96.27 feet to a point on the South line of Bell Center Road.

TOGETHER WITH AN EASEMENT for ingress and egress being the South 30.00 feet and the West 690 feet of the following described parcel:

BEGINNING at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of Section 7, Township 1 North, Range 5 East Willamette Meridian, said point bears South 01°40'41" West, 639.32 feet from the Northeast corner of said Northeast one quarter; THENCE North 88°40'46" West, 1324.39 feet; THENCE North 77°53'36" West, 70.67 feet; THENCE South 19°29'09" East, 47.00 feet; THENCE South 37°47'09" East, 89.01 feet to a point on the West line of said South one half; THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of said South one half; THENCE South 88°27'36" East along the South line of said South one half 1318.81 feet to the Southeast corner of said one half; THENCE North 01°40'41" East, along the East line of said South one half 669.32 feet to the POINT OF BEGINNING.

EXHIBIT "C"

A parcel of land located in the North half of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington described as follows:

Commencing at the Northwest corner of Lot 1 of the Robert D. Ferguson Short Plat No. 3 as recorded in Book 2 of Short Plats, page 74, Skamania County records; thence West along the North line of the South half of the Northwest quarter of said Section 8 to the West line of said Section; thence South along said West line 669.52 feet to the South line of the North half of the South half of the Northwest quarter of said Section 8; thence East along said South line 900 feet, more or less, to the Southwest corner of Lot 2 of said Short plat No. 3; thence North along the West line of said Lots 2 and 1 to the Point of Beginning.

ALSO known as Lots 3 and 4 of the Short Plat recorded in Book 2 of Short Plats, page 74.

ALSO the West 13 acres of the South half of the of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO a tract of land located in the East half of the South half of the East half of the Northeast quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, being more particularly as follows:

BEGINNING at the Southeast corner of the Northeast quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian; thence North $88^{\circ}30'37''$ West, 657.86 feet to the Southwest corner of the East half of the South half of the East half of the Northeast quarter of said Section 7; thence North $01^{\circ}37'29''$ East along the West line of said East half of the South half of the East half of the Northeast quarter of said Section 7, 804.21 feet; thence South $89^{\circ}22'42''$ East, 658.93 feet to a point on the West line of said Northeast quarter of said Section 7; thence South $01^{\circ}41'34''$ West, along the West line of said Northeast quarter of said Section 7, 814.20 feet to the Point of Beginning.

EXCEPTING a tract of land located in the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian; thence North $01^{\circ}41'34''$ East, along the West line of said Northwest quarter of said Section 8, 814.20 feet to The Point of Beginning; thence continuing North $01^{\circ}41'34''$ East, along the West line of said Northwest quarter of said Section 8, 524.44 feet to the Northwest corner of the vacated Lot 3 of Ferguson Short Plat recorded in Book 2, of Short Plats page 74; thence South $89^{\circ}59'28''$ East, along the North line of the said vacated Lot 3, 988.46 feet to the Northeast corner of said Lot 3 of said Ferguson Short Plat recorded in Book 2, of Short Plats page 74; thence South $01^{\circ}36'13''$ West, along the West line of Lots 1 and 2 of said Ferguson Short Plat, 535.00 feet; thence North $89^{\circ}22'42''$ West, 989.04 feet to the Point of Beginning.