

After Recording Return to:  
Skamania County Public Works  
PO Box 1009  
Stevenson, WA 98648

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

~~4844~~ 31841  
MAY 19 2016

PAID

151.64  
Cy. de p. 4  
SKAMANIA COUNTY TREASURER

PERMANENT EASEMENT

GRANTOR: DEBO, LLC, a Washington limited liability company

GRANTEE: Skamania County

APN 03100300010600 *ym 5-18-16*

ABBR Legal – PTN of N2NE Sec 3, T3NR10E

Grantor(s) DEBO, LLC, a Washington limited liability company, is the owner of the following described property:

The East half of Government Lot 2, AND Beginning at the Northwest corner of Government Lot 1, South 01° 33'53" East 1,275.15 feet to the Southwest corner of said Government Lot 1; thence along the South line of said Government Lot 1, South 89° 05'07" East 506.96 feet to the Southwest corner of that tract of land described in Book 144, Page 816, Deed Records of Skamania County; thence leaving said South line along the Westerly line of said tract of land, North 06° 34'23" East 305.93 feet; thence leaving said Westerly line, North 21° 01'50" West 1,047.52 feet to the intersection with the North line of said Section 3; thence along said North line, North 89° 41'03" West 200.82 feet to the point of Beginning; EXCEPTING THEREFROM that portion lying within County Roads.

Grantor(s), for and in consideration of Ten Dollars and other good and valuable consideration, do by these presents grant, bargain, sell, convey, and confirm unto SKAMANIA COUNTY, Grantee, its successors or assigns, an Easement in Gross for a box culvert under Lakeview Road,

and associated road side, including construction, monitoring, installation, inspection, and maintenance, legally described as follows:

SEE EXHIBIT A

Grantor reserves right to construct a fence onto the top of the wingwalls of the box culvert..

Grantee shall comply with all federal, state and local laws, regulations, codes and requirements and obtain and comply with all permits and governmental approvals required for any activities the Grantee causes to occur on the Property. Grantee shall conduct all such activities on the Property in a lien-free, reasonable manner consistent with best construction management practices

The parties agree that the laws of the State of Washington shall control any interpretation or construction of this Agreement. Venue lies exclusively in the Skamania County Superior Court;.

This Easement shall be effective as of the date it is signed and acknowledged by the last party to sign.

Grantee will indemnify, defend and hold harmless Grantor, Desmond Verley and Sheryl Verley from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorney's fees, arising from or in any respect related to any exercise of or use of the Easement by the Grantee and its agents, assigns, independent contractors and invitees except such injury, loss or damage as shall have been caused by the willful or intentional act of DEBO, Desmond Verley or Sheryl Verley, their agents, guests, invitees, family members or employees. Grantees indemnity and defense obligations under this Agreement shall continue and survive the expiration of the term hereof.

The conveyance is perpetual and non-exclusive.

Dated this 2 day of May, 2016.

Desmond Verley  
Desmond Verley  
Member of DEBO LLC

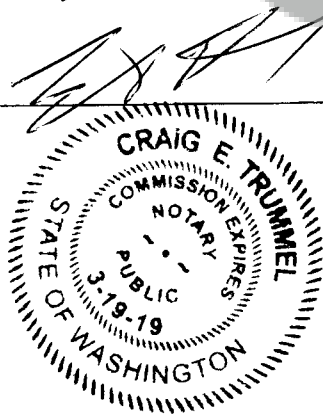
Sheryl Verley  
Sheryl Verley  
Member of DEBO LLC

Sanithy C. Hornum  
Skamania County  
By its COUNTY ENGINEER

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Klickitat )

On this 2<sup>nd</sup> day of May, 2016, personally appeared before me  
Desmond Verley, to me known to be the individual described herein and who executed the  
within and foregoing instrument, and acknowledged that she signed the same as her free and  
voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of May, 2016.



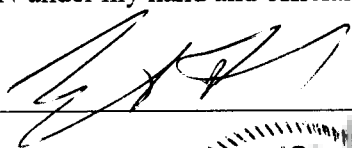
Notary Public in and for the State of  
Washington, Residing Klickitat Co  
My appointment expires: 3/19/2019

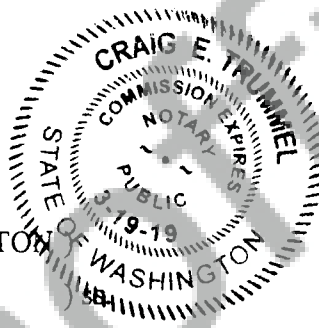
STATE OF WASHINGTON )

) ss.  
COUNTY OF Klickitat

On this 2<sup>nd</sup> day of May, 2016, personally appeared before me Sheryl Verley, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of May, 2016.





Notary Public in and for the State of Washington, Residing Klickitat  
My appointment expires: 3/19/2019

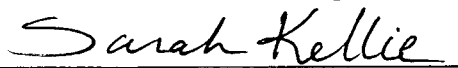
STATE OF WASHINGTON )

COUNTY OF Stamania

On this 12<sup>th</sup> day of May, 2016, personally appeared before me Timothy C. Homann, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that ~~she~~<sup>he</sup> signed the same as ~~her~~<sup>his</sup> free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of May, 2016.





Notary Public in and for the State of Washington, Residing Stevenson  
My appointment expires: 4/29/20

January 6, 2016

## EXHIBIT A

LEGAL DESCRIPTION  
for  
Permanent Easement

A tract of land, being a portion of that property described within Exhibit "D" of that Warranty Deed and Boundary Line Adjustment recorded as Auditor's File #2015001085, Records of Skamania County, lying in Government Lot 1 of Section 3, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 1; thence along the South line of said Lot 1, South 89°05'07" East 20.39 feet to the true point of beginning of this description; thence leaving said South line, North 12°41'02" East 30.53 feet; thence North 17°44'17" East 36.42 feet; thence North 30°33'49" East 33.62 feet; thence North 42°05'07" East 35.37 feet; thence North 56°00'49" East 46.56 feet; thence North 72°28'23" East 29.50 feet; thence North 79°34'44" East 27.33 feet; thence South 89°55'44" East 31.24 feet; thence South 69°00'41" East 21.48 feet; thence South 47°02'27" East 24.37 feet; thence South 53°01'24" East 36.21 feet; thence North 69°48'01" East 10.60 feet; thence South 32°15'55" East 30.43 feet; thence South 67°51'17" West 25.55 feet; thence along the arc of a 115.00 foot radius curve to the right, a radial line to which bears South 66°22'29" West, through a central angle of 32°36'56", a distance of 65.46 feet (the long chord of which bears South 07°19'03" East 64.58 feet); thence South 08°59'25" West 22.03 feet to the intersection with said South line; thence along said South line, North 89°05'07" West 45.45 feet; thence leaving said South line, North 08°59'25" East 28.41 feet; thence along the arc of a 70.00 foot radius curve to the left, through a central angle of 26°39'08", a distance of 32.56 feet (the long chord of which bears North 04°20'09" West 32.27 feet); thence South 57°18'12" West 27.68 feet; thence North 32°41'48" West 28.90 feet; thence North 57°12'19" East 29.24 feet; thence along the arc of a 70.00 foot radius curve to the left, a radial line to which bears South 48°26'06" West, through a central angle of 74°39'30", a distance of 91.21 feet (the long chord of which bears North 78°53'39" West 84.90 feet); thence South 63°46'36" West 8.23 feet; thence along the arc of a 130.00 foot radius curve to the left, through a central angle of 54°22'37", a distance of 123.38 feet (the long chord of which bears South 36°35'17" West 118.80 feet) to the intersection with said South line; thence along said South line, North 89°05'07" West 38.32 feet to the true point of beginning of this description.

Contains 0.46 acre.

Skamania County Assessor  
Date 5-18-16 Parcel# 03-10-03-0-0-0106-00  
Ym PTV

<14309\_DESC.001>

REFERENCES:

- 1) SURVEY FOR DES & SHERYL VERLEY  
BY TENNESON ENG. CORP. WO#14321  
RECORDED JUNE 16, 2015  
AFN. 2015001167

GOV'T LOT 1

TAX PARCEL 03-10-0300-0-1-0600

(DEBO, LLC. AFN 2015001085)

PERMANENT EASEMENT AREA  
0.46 ACRE

WEST LINE GOV'T LOT 1

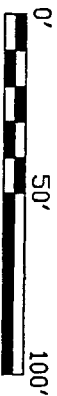
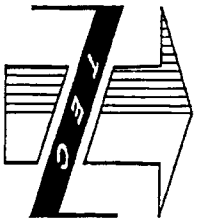
SW COR.  
GOV'T LOT 1

20.39'  
S 89° 05' 07" E  
TRUE P.O.B.  
PERM. EASE.

LAKEVIEW COUNTY ROAD

CULVERT

MILL CREEK



SCALE IN FEET

**TENNESON ENGINEERING Corp.**  
CONSULTING ENGINEERS  
3775 CRATES WAY  
THE DALES, OREGON 97058  
PH. 541-296-9177 FAX 541-296-6657

Survey/ T.E.C.	Calc. D.O.E.	App. B.B.B.
Drawn S.D.H.	Date 1/6/2016	Scale 1"=50'
Dwg. No. 14309_Ex	Work Order No. 14309	Sheet 1 of 1

**EXHIBIT MAP OF  
PERMANENT EASEMENT**  
IN TAX PARCEL 03-10-0300-0-1-0600  
IN GOV'T LOT 1, SECTION 3, TWP. 3 N., RANGE 10 E., W.M.  
SKAMANIA COUNTY, WASHINGTON