

WHEN RECORDED RETURN TO:

Eva Swenson @ WFG National Title Company
25 NW 23rd Place Suite 1
Portland OR 97210
503-219-9088

DOCUMENT TITLE(S)

Easement for Utilities

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Mary S. Frice

☐ Additional names on page _____ of document.

GRANTEE(S):

Aaron L. Cross and Erin K. Rothrock

☐ Additional names on page _____ of document.

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

NE ¼ SEC 28, T2N, R6E

☒ Complete legal on page 3 & 4 of document.

TAX PARCEL NUMBER(S):

02-06-28-0-0-0104-00

☐ 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.

Easement for Utilities

For a valuable consideration, the undersigned, Mary S Frice, Grantor, does hereby sell, convey, and warrant to Aaron L Cross and Erin K Rothrock, Grantees, their heirs, successors and assigns, a permanent utility Easement and right-of-way ten feet (10) in width centered on the underground power line on the below described lands Easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and rework electrical utilities system or other appurtenances there unto required, over, across and/or under a certain parcel of real property lying and being situated in Skamania, County, Washington, a more accurate description of said property being attached hereto and made a part hereof as though fully copied herein words and marked Exhibit "A".

It is understood and agreed that this Easement and right-of-way shall give and convey to the Grantee herein the right of ingress and egress upon the lands above described for the purpose of constructing, maintaining and repairing the above described electrical system utility improvements.

It is further understood and agreed that the consideration above mentioned shall be in full settlement of all claims, grants or rights of action accrued, accruing or to accrue to the Grantor herein.

Grantor herein reserves all oil, gas, and other minerals in, on, and under said land.

For the same consideration above mentioned, the Grantor herein does hereby sell, convey, and warrant to Grantees, Grantee's successors and assigns, a Temporary Easement over, across, and under the property described in Exhibit "A" attached hereto. The duration of the said Temporary Easement shall be until the completion of the installation of electrical system utility project.

The Grantee covenants that following construction of said electrical system utility improvements it will return the surface to as near as original condition as possible and the road to same or better than before condition for a one year period following.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and the Grantee, there being no oral agreements or representations of any kind made between the Grantor and Grantee.

The grant and other provisions herein described shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

The Easements described herein shall burden the Grantor's property described in Exhibit "A" and benefit the Grantee's property described in Exhibit "B".

WITNESS THE SIGNATURE(S) of the Grantor on this the 2nd Aug day of, 2016.

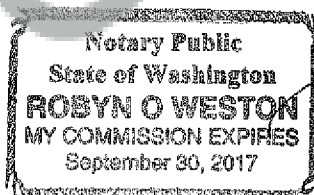
Mary S. Frice
Signature

Mary S Frice
Print or Type Name

STATE OF WASHINGTON _____

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mary S Frice, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 2nd Aug day of, 2016.



Robyn O. Weston
NOTARY PUBLIC

MY COMMISSION EXPIRES:

9/30/2017

EXHIBIT "A"

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND CONTINUING SOUTH ALONG THE WEST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 416 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 208 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 416 FEET; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

EXHIBIT "B"

That portion of the South Half of the South Half of the Northwest Quarter of the Northeast Quarter and a portion of the North Half of the North Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 2 North, Range 6 East, W.M., Skamania County, Washington, more particularly described as follows:

Beginning at the Southwest Corner of said North Half of the North Half of the Southwest Quarter of the Northeast Quarter; thence South $88^{\circ}42'38''$ East along the south line of said North Half of the North Half of the Southwest Quarter of the Northeast Quarter a distance of 1312.86 feet to the East line of the West Half of said Northeast Quarter; thence North $01^{\circ}00'07''$ East along said East line a distance of 659.86 feet to the Northeast Corner of said South Half of the South Half of the Northwest Quarter of the Northeast Quarter; thence North $88^{\circ}33'05''$ West along the North Line of said South Half of the South Half of the Northwest Quarter of the Northeast Quarter a distance of 897.84 feet; thence South $00^{\circ}55'07''$ West parallel to the West line of the West Half of said Northeast Quarter a distance of 416.00 feet; thence North $88^{\circ}37'52''$ West parallel to the north line of said North a Half of the North Half of the Southwest Quarter of the Northeast Quarter a distance of 416.00 feet to the West line of the West Half of said Northeast Quarter; thence South $00^{\circ}55'07''$ West along said West line a distance of 247.52 feet to the Point of Beginning.