

**AFTER RECORDING, RETURN TO:**

**North Bonneville Rock Quarry, LLC**  
**Attn: Donn Salka**  
**P.O. Box 336**  
**North Bonneville, WA 98639**

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32138  
OCT 04 2016

PAID

*exempt*

*cg deputy*

SKAMANIA COUNTY TREASURER

**Document Title(s)** (or transactions contained therein):

Easement Deed

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

Cam, ~~Donn~~ Pirfil

**Grantees(s)** (Last name first, then first name and initials):

North Bonneville Rock Quarry, LLC

**Legal description** (Abbreviated; i.e. lot, block, plat or section, township, range, qtr./qtr.):

SWNE; N2SE; SENW; GL 8 sec. 16-2-7  
N 1208 ft. of E 2925 ft. of S2 sec 9-2-7

**Reference Number(s)** of Documents assigned or released:

None

**Assessor's Property Tax Parcel/ Account Number:**

*jm 10/4/16*

02071600020000 and 02071600020100; 02070900040000 and 02070900040006

## EASEMENT DEED

Grantor, Pirfil Cam, a single person, as his separate estate, is the owner of Property described as follows (Burdened Property):

See attached Exhibit A for legal description

Abbr. Legal: Ptns SWNE; N2SE; SENW; GL 8 Sec 16 T2N R7E W.M.

(APN 02071600020000 and 02071600020100)

Grantee, North Bonneville Rock Quarry, LLC, a Washington limited liability company, is the owner of Property described as follows (Benefited Property):

The North 1208 feet of the East 2925 feet of the South half of Section 9, Township 2 North Range 7 East, Willamette Meridian, Skamania County, State of Washington.

(APN 02070900040000, 02070900040006)

Grantor conveys and grants to Grantee a sixty foot wide non-exclusive easement, for ingress and egress over and across Grantor's property for the benefit of Grantee's property described as follows:

Over the existing road as shown on Attached Exhibit B

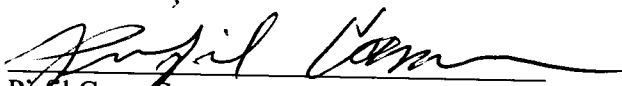
**Purpose:** The purpose of said easement is for ingress and egress to Grantee's rural property with standing timber and a commercial rock quarry. Grantee, and its assigns may commercially haul products from Grantees property over and across the described easement. Grantee assumes all liability for injuries, damage or harm to Grantor's property, Grantee, and Grantee's agents, assigns, and invitees.

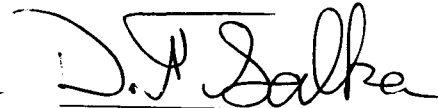
**Maintenance:** As the holder of the described easement, Grantee has primary maintenance responsibility for maintaining and repairing the road. Grantor may use the road for any use, including commercial activities, such as timber/gravel/sand hauling. In the event Grantor's use causes extraordinary damage to road, Grantee may give written notice to Grantor to repair said damage within 30 days of the notice. If Grantor disputes said damage, Grantee may bring legal action against Grantor and, if Grantee prevails, Grantor shall pay all legal fees expended to prevail in the action. If weather or other reasonable justification delaying Grantor's repairs, Grantor must give written notice to Grantee on the projected completion date of repairs. If said delay is prejudicial to Grantee's commercial operations, Grantee must give notice to Grantor of intent to repair road by Grantee and may seek reimbursement of repair costs. In case of dispute for a delayed repair and Grantee's election to repair and bill, Grantor and Grantee may elect to settle dispute by Alternate Dispute Resolution methods such as mediation or arbitration.

Dated this 2<sup>nd</sup> day of September, 2016.

Agreed to:

Tami Blake  
Name Tami Blake  
Notary Public in and for the  
State of Washington, residing at  
Carson  
My commission expires. 08-09-2020

  
Pirfil Cam, Grantor

  
Donn Theodore Salka, Member  
North Bonneville Rock Quarry, LLC, Grantee

Unofficial  
Copy

EXHIBIT A

The West half of the Northeast quarter; the North half of the Southeast quarter; the South half of the Northwest quarter; Government Lots 1,8 and 9 in Section 16, Township 2 North Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington;

EXCEPTING that portion conveyed to United States of America by instrument recorded in Book 139, Page 527;

ALSO EXCEPTING a portion of said Government Lots 8, and 9 described in Book 80, Page 109, as follows:

Beginning at a point marking the intersection between the center of Greenleaf Creek and the South line of Said Government Lot 9, said point being located on the North line of the B.B. Bishop Donation Land Claim; thence following the center of Greenleaf Creek in a northeasterly direction to a point in the said Government Lot 8, North 430 feet from the North line of the said Bishop Donation land claim; thence Westerly parallel to and 430 feet distant from the North line of said Bishop Donation land claim to the centerline of the Pacific Northwest Pipeline Corporation Easement for Gas Transmission Line; thence Southwesterly along the centerline of said easement to the north line of said Bishop Donation land claim; thence east long the North line of said Donation land claim to the point of beginning.

EXHIBIT B

