

Return Address:

Roger D. Knapp
430 NE Everett Street
Camas, WA 98607

EASEMENT AGREEMENT

Grantor: Guy Papenfuse
Grantees: Paul B. Poyfair and Carol A. Poyfair
Legal Descrip (abbrev.): Lot 1, Warren Tracts, B/41
Tax Parcel ID No.: 02052000190100

This Easement Agreement made this day by and between Guy Papenfuse, a widower, hereinafter referred to as "Grantor" and Paul B. Poyfair and Carol A. Poyfair, husband and wife, hereinafter referred to as "Grantees":

RECITALS

1. Grantor is the owner of the following described real property:

County of Skamania, State of Washington

Lot 1 of Warren Tracts according to the short plat recorded thereof in Volume B at Page 41, records of Skamania County, Washington.

2. Grantees are the owners of the following described real property:

County of Skamania, State of Washington

Lot 2 of Warren Tracts according to the short plat recorded thereof in Volume B at Page 41, records of Skamania County, Washington.

3. Grantor's property is subject to an easement over the west 20 feet for ingress, egress and utilities, which easement is for the benefit of Grantee's property.

4. By this Agreement, the parties desire to relocate the easement to the east 20 feet of Grantor's property, to extinguish the 20 foot easement along the west boundary of Grantor's property, and to create a new 15 foot easement on the west boundary of Grantor's property for an electrical transmission line.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Extinguishment of Easement: The easement over the west 20 feet of Lot 1, Warren Tracts as created by the short plat for Warren Tracts recorded in Book B, Page 41, records of Skamania County, Washington, be and the same is hereby extinguished.

2. Easement for Ingress, Egress and Utilities: Grantor hereby grants, bargains, and conveys to Grantee a nonexclusive easement for ingress, egress and utilities over, under and across the following described real property situate in the County of Skamania, State of Washington:

County of Skamania, State of Washington

See Exhibit "A" Attached Hereto and by this Reference Incorporated Herein.

Grantees shall have the right to install, maintain, and repair an access road and utilities for the benefit of Grantee's property.

3. Easement for Electrical Transmission Line Grantor hereby grants, bargains and conveys to Grantees a nonexclusive easement for the installation, maintenance and repair of an electrical transmission line and related appurtenances over, under, and across the following described real property situate in the County of Skamania, State of Washington:

County of Skamania, State of Washington

The west 15 feet of Lot 1 of the Warren Tracts short plat, recorded in Book B, Page 41, Records of Skamania County, Washington.

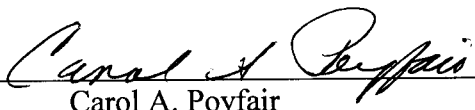
4. Benefit and Burden: The easements granted herein shall be appurtenant to Grantees' property and shall burden Grantor's property. The easements shall further run with the land as to all property benefited and burdened by such easements. The rights, covenants and obligations contained in this Agreement shall bind, burden and benefit each of the parties hereto, and their heirs, successors and assigns, lessees and mortgagees or beneficiaries under a deed of trust.

5. Costs: All costs of installing, maintaining and repairing the utilities, roadway and electric transmission line shall be borne by Grantees and their successors in interest, and Grantor shall have no obligation to contribute to such expenses.

DATED this 25 day of January, 2017


Guy Papenfuse, Grantor


Paul B. Poyfair, Grantee


Carol A. Poyfair

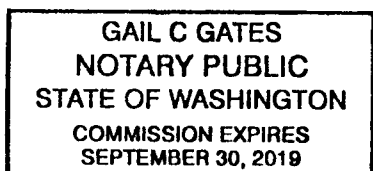
Easement Agreement

Page 3

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

On this 31 day of ~~December, 2016~~ ^{January 2017}, personally appeared before me GUY PAPENFUSE, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of ~~December, 2016~~ ^{January 2017}.



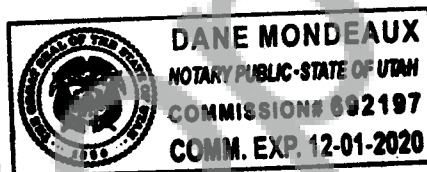
Gail C. Gates
 Notary Public in and for the State of
 Washington, Residing at Camas
 My appointment expires: 9-30-2019

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

On this 25 day of ~~December~~ ^{January}, in the year 2017, before me, Dane Mondeaux a notary public, personally appeared PAUL B. POYFAIR, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged he executed the same.

Witness my hand and official seal.

DM
 (Notary Signature)



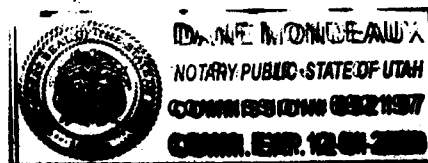
(Seal)

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

On this 25 day of ~~December~~ ^{January}, in the year 2017, before me, Dane Mondeaux a notary public, personally appeared CAROL A. POYFAIR, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged she executed the same.

Witness my hand and official seal.

DM
 (Notary Signature)



(Seal)



LAND SURVEYORS
ENGINEERS

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

LEGAL DESCRIPTION FOR GUY PAPENFUSE
20.00 Foot Wide Easement

November 11, 2016

An easement for ingress, egress 20.00 feet wide, being 10.00 feet each side of the following described centerline, across Lot 1 of the Short Plat recorded as Warren Tracts in Book B, Page 41, records of Skamania County, located in the Southwest quarter of Southwest quarter of Section 20, Township 2 North, Range 5 East, of the Willamette Meridian, in Skamania County, Washington, said centerline described as follows:

COMMENCING at the Southwest corner of said Southwest quarter of Section 20;

THENCE South 88° 40' 22" East along the South line of said Southwest quarter 30.00 feet to the East line of Skye Road;

THENCE North 01° 04' 17" East along said East line 16.32 feet to the centerline of an existing 10.00 foot wide easement as shown on said Lot 1, and the TRUE POINT OF BEGINNING;

THENCE North 62°43' 42" East along said centerline 76.84 feet to a point on a 100.00 foot radius curve to the left;

THENCE around said 100.00 foot radius curve to the left and along said centerline 30.59 feet;

THENCE North 45°18' 11" East along said centerline 43.65 feet to a 75.00 foot radius curve to the right;

THENCE around said 75.00 foot radius curve to the right and along said centerline 37.72 feet;



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98660

THENCE North $74^{\circ}01'11''$ East along said centerline 73.03 feet to a point 10.00 feet Westerly of, when measured at right angles to, the East line of said Lot 1;

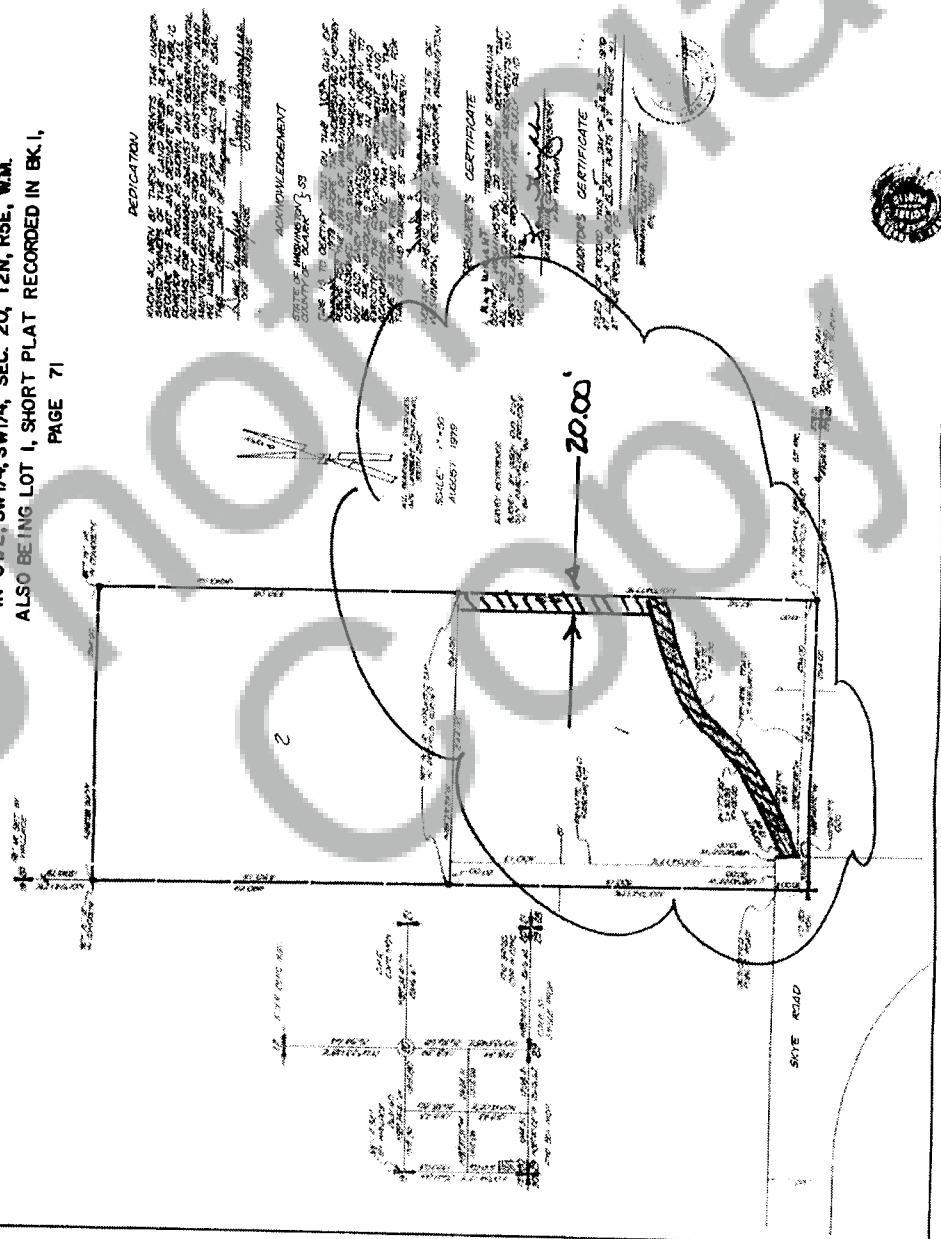
THENCE North $01^{\circ}04'17''$ East parallel with said East line of Lot 1 a distance of 185.68 feet to the North line of said Lot 1 and the TERMINUS of said centerline.

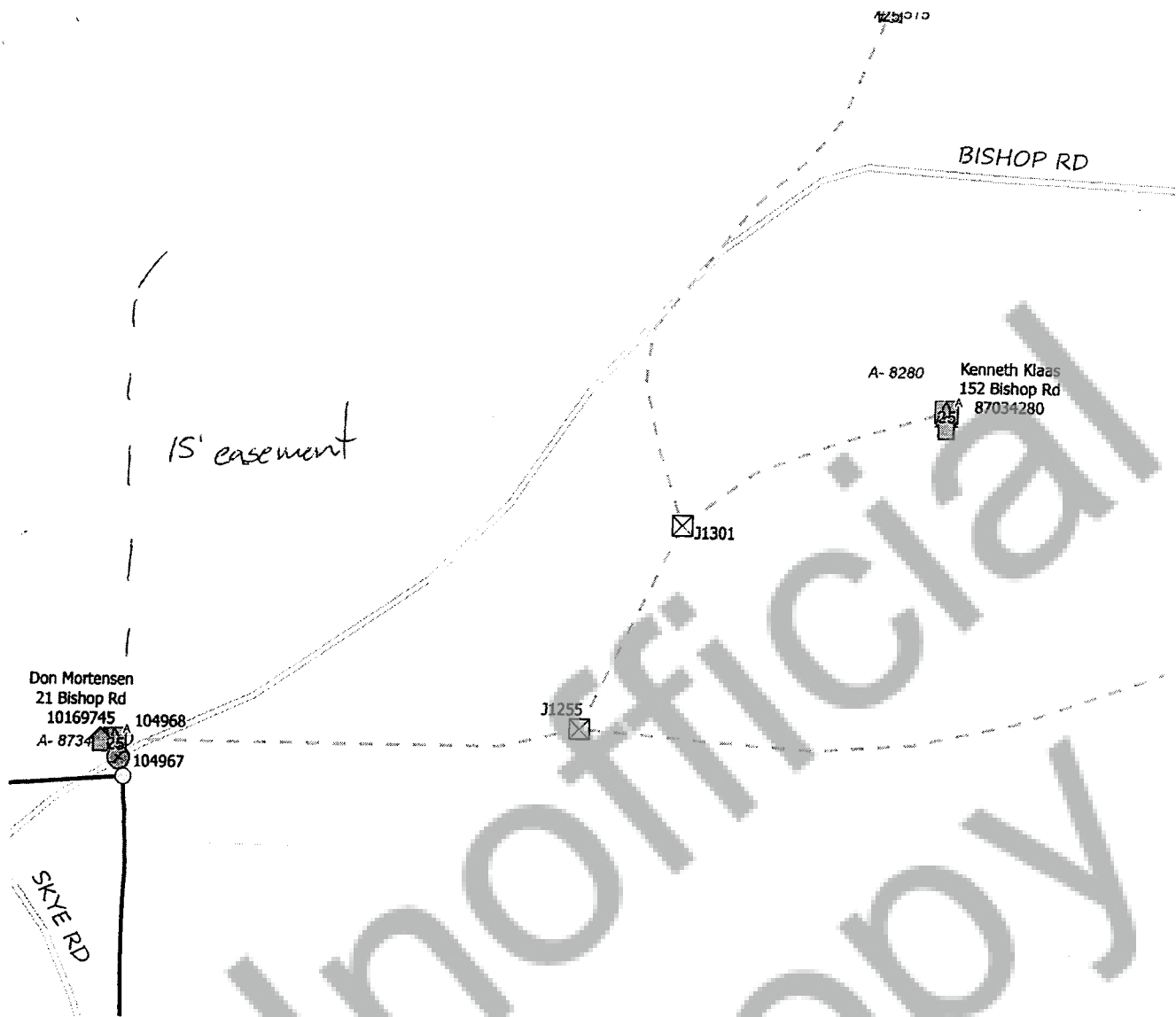
The sidelines shall be lengthened or shortened to intersect each other, the East line of said Skye Road, and the North line of said Lot 1 in the recorded Short Plat of Warren Tracts.



WARREN TRACTS

IN S1/2, SW1/4, SEC. 20, T2N, R5E, WM.
ALSO BEING LOT 1, SHORT PLAT RECORDED IN BK. I,





Don@andersen-const.com

The power source is on the west property line out of transformer 8734 my suggestion would be to have a utility easement on the west property line 15' in width to the North Lot

Thursday, January 26, 2017

Roger D. Knapp
Attorney at Law
430 NE Everett Street
Camas, WA 98607

RE: Easement Agreement for Lot 1, Warren Tracts, B/41... Tax Parcel No.
02052000190100

Dear Mr. Knapp

I have attached a fully executed Easement Agreement for the above named property and I am sending it back to you as requested for appropriate filing with Skamania County, Washington. I am doing this pursuant to your written request of December 13, 2016 and in follow up to our telephone conversation of Wednesday, January 25, 2017.

Please let me know if there is anything more that my wife and I need to do in order to complete this filing. Thank you for your help on this matter.

Sincerely,



Paul Poyfai

Owner of the above named parcel.