

After Recording Deliver to:  
Timothy & Diana Fortenbury  
64 Tiny Drive  
Skamania, WA 98648

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
AUG - 3 2017

Until A Change Is Requested, All tax Statements  
Shall Be Sent to The Following Address:  
No Change.

PAID N/A  
Timothy J. Fortenbury  
SKAMANIA COUNTY TREASURER

True Actual Consideration Paid Is \$1.00

GRANT OF EASEMENT

This Agreement made this 26 day of July, 2017, between Adam C. Baylor and Claire M. Zandoli, husband and wife, hereinafter called "Grantor" and Timothy J. Fortenbury and Dianna M. Fortenbury, husband and wife, hereinafter collectively called "Grantee"

1. Grantor owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee a ingress, egress and utility easement. The real property owned by Grantor is described as follows:

See Exhibit "A" which is made a part of this document.

2. Grantee owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee a ingress, egress and utility easement. The real property owned by Grantor is described as follows:

See Exhibit "B" which is made a part of this document.

3. Grantor hereby grants to Grantee a perpetual easement for installation and maintenance of utilities over, under, and across the following described property:


See Exhibit "C" and "D" which is made a part of this document.

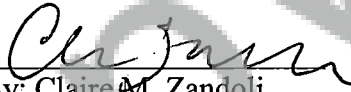
4. The true and actual consideration paid for this easement is \$1.00 and other good and valuable consideration.

5. The rights, duties, and obligations created by this document shall be deemed to run with the lands benefited and burdened by the easement, and inure to and be binding upon the heirs, successors and assigns of the respective parties hereto.
6. Grantee agrees to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of grantee's use of the easement strip, Grantee assumes all risk arising out of its use of the easement strip and Grantor shall have no liability to Grantee or others for any condition existing thereon.
7. The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 26 day of July, 2017

GRANTOR: Adam C. Baylor and Claire M. Zandoli, husband and wife

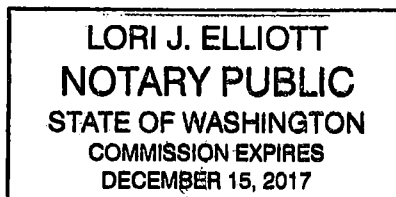
  
By: Adam C. Baylor

  
By: Claire M. Zandoli

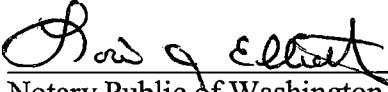
State of Washington           )  
  ) ss  
County of Skamania         )

July 26, 2017

Personally appeared Adam C. Baylor and Claire M. Zandoli, who, being duly sworn did say that said instrument was signed and sealed on behalf of said corporation by authority of its members; and acknowledged said instrument to be its voluntary act and deed.



Before Me: ~

  
Notary Public of Washington

My Commission Expires: Dec 15, 2017

# Exhibit "A"

## EXHIBIT "A"

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 68.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 14 AS PRESENTLY CONSTRUCTED AND LOCATED; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 424.5 FEET; THENCE NORTH  $81^{\circ}13'$  WEST 538 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $25^{\circ}14'$  EAST 312 FEET; THENCE SOUTH  $81^{\circ}13'$  EAST 116 FEET; THENCE SOUTH  $02^{\circ}45'$  WEST 235 FEET; THENCE SOUTH  $81^{\circ}13'$  EAST 200 FEET; THENCE SOUTH  $02^{\circ}45'$  WEST 70 FEET; THENCE NORTH  $81^{\circ}13'$  WEST 463 FEET TO THE TRUE POINT OF BEGINNING.

READ AND APPROVED BY:



Skamania County Assessor

Date 7-7-16 Parcel# 2-6-26-4-0-1003

83-17



LM

# Exhibit "B"

Title No TI-56033662

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL I

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 14 AS PRESENTLY CONSTRUCTED AND LOCATED; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 424.5 FEET; THENCE NORTH 81°13' WEST 892 FEET TO THE INITIAL POINT OF THE TRUE POINT OF BEGINNING; THENCE NORTH 25°14' EAST 237 FEET; THENCE NORTH 82°45' EAST 260.5 FEET; THENCE SOUTH 81°13' EAST, 35 FEET; THENCE SOUTH 25°14' WEST 312 FEET; THENCE NORTH 81°13' WEST 264 FEET TO THE TRUE POINT OF BEGINNING.

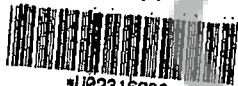
#### PARCEL II

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 60.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 14 AS PRESENTLY CONSTRUCTED AND LOCATED; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 424.5 FEET; THENCE NORTH 81°13' WEST 892 FEET; THENCE NORTH 25°14' EAST 237 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 25°14' EAST TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONALD P. STIERNS, ET UX, BY INSTRUMENT RECORDED IN BOOK 67, PAGE 413; THENCE SOUTH 81°13' EAST TO A POINT THAT IS NORTH 81°13' WEST 35 FEET FROM THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BYRON L. DUKE, ET AL, BY INSTRUMENT RECORDED IN BOOK 69, PAGE 245; THENCE SOUTH 82°45' WEST 260.5 FEET TO THE POINT OF BEGINNING.

Parcel ID: 02 06 26 4 0 1004 00

Commonly known as 64 Tiny Dr, Stevenson, WA 98648  
However, by showing this address no additional coverage is provided



•U02316038•

1632 12/6/2011 77426933/1

# EXHIBIT "C"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION

APRIL 19, 2017

**A 15.00 FOOT STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, STATE OF WASHINGTON, SAID STRIP BEING 7.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

**COMMENCING AT A POINT 68.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 14 AS PRESENTLY CONSTRUCTED AND LOCATED; THENCE NORTH 01°42'37" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 424.5 FEET; THENCE NORTH 81°13'00" WEST, 467.30 FEET ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ADAM C BAYLOR AND CLAIRE M. ZANDOLI, HUSBAND AND WIFE, IN STATUTORY WARRANTY DEED, RECORDED JULY 7, 2016, IN AUDITOR FILE NO. 2016-001314, LAST SAID POINT BEING SOUTH 81°13'00" EAST, 57.63 FEET FROM A 5/8 REBAR WITH YELLOW PLASTIC CAP AS SHOWN IN RECORD OF SURVEY PERFORMED BY TERRA SURVEYING, RECORDED IN BOOK 3 OF SURVEYS, PAGE 220, AUDITOR FILE NO. 125086; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 285.11 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°16'26", AN ARC LENGTH OF 145.67 FEET, A CHORD WHICH BEARS NORTH 03°43'34" WEST, A CHORD LENGTH OF 144.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVING TO THE NORTHEAST AND HAVING A RADIUS OF 80.12 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°12'14", AN ARC LENGTH OF 140.12 FEET, A CHORD WHICH BEARS NORTH 26°16'01" EAST, A CHORD LENGTH OF 123.93 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FOLLOWING THE CENTERLINE OF AN EXISTING GRAVEL ROAD THE FOLLOWING TWO COURSES; 1) THENCE SOUTH 66°41'38" EAST, 21.65 FEET; 2) THENCE SOUTH 89°08'00" EAST, 110.04 FEET TO A POINT ON THE NORTHERLY MOST EAST LINE OF SAID ADAM C BAYLOR AND CLAIRE M. ZANDOLI TRACT AND THE POINT OF TERMINUS; SAID POINT BEING SOUTH 02°45'00" EAST, 13.60 FEET FROM A RAILROAD SPIKE AS SHOWN IN AFORESAID SURVEY PERFORMED BY TERRA SURVEYING.**

**THE SIDE LINES OF SAID STRIP OF LAND TO BE LENGTHENED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINES OF SAID TRACT.**



**PROPOSED 15.00 FOOT INGRESS-EGRESS  
EASEMENT LOCATED IN THE SE 1/4 OF THE  
NE 1/4 OF SECTION 2  
TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.**



**Klein & Associates, Inc.**

ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

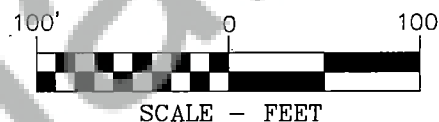
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FILE No:	170409-EASE
FILE PATH:	
LAYOUT:	
SURVEYED:	
DESIGN:	ADS
DRAFT:	ADS
APPROVE:	JK
DATE:	04/21/2017
SHEET:	1 OF 1 SHEETS

# EXHIBIT "D"

## EASEMENT EXHIBIT

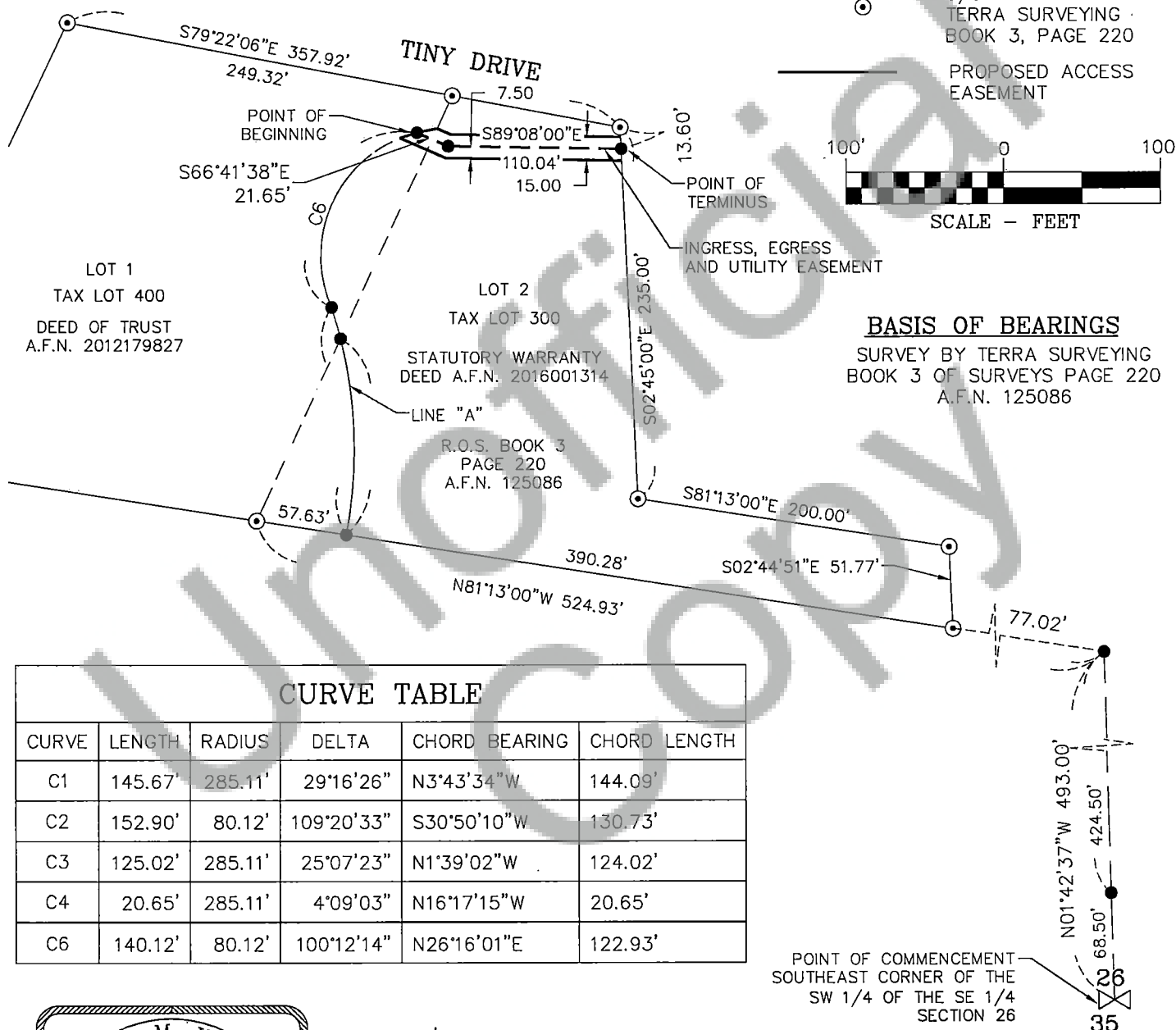
### LEGEND

- R.O.S. RECORD OF SURVEY  
 A.F.N. AUDITOR'S FILE NUMBER  
 ● COMPUTED POINT  
 ✕ COMPUTED SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 SECTION 26  
 ⊙ 5/8" IRON ROD PER TERRA SURVEYING BOOK 3, PAGE 220  
 — PROPOSED ACCESS EASEMENT



### BASIS OF BEARINGS

SURVEY BY TERRA SURVEYING  
 BOOK 3 OF SURVEYS PAGE 220  
 A.F.N. 125086



### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	145.67'	285.11'	29°16'26"	N3°43'34"W	144.09'
C2	152.90'	80.12'	109°20'33"	S30°50'10"W	130.73'
C3	125.02'	285.11'	25°07'23"	N1°39'02"W	124.02'
C4	20.65'	285.11'	4°09'03"	N16°17'15"W	20.65'
C6	140.12'	80.12'	100°12'14"	N26°16'01"E	122.93'



PROPOSED 15.00 FOOT INGRESS/EGRESS  
 EXHIBIT LOCATED IN THE SW 1/4 OF THE SE  
 1/4 OF SECTION 26  
 TOWNSHIP 2 NORTH, RANGE 6 EAST, W.M.

**KA**  
**Klein & Associates, Inc.**  
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 TEL: 541-385-3322 • FAX: 541-385-2515

PROJECT: 170409  
 FILE No: 170409-EASE  
 FILE PATH:  
 PREPARED:  
 LAYOUT: LAYOUT  
 SURVEYED: NONE  
 DESIGN: ADS  
 DRAFT: ADS  
 APPROVE: JK  
 DATE: 04 / 26 / 2017  
 SHEET: 1 OF 1 SHEETS