

**AFTER RECORDING MAIL TO::**

Camp Melacoma Association  
13311 Washougal River Road  
Washougal, WA 98671

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
DEC 21 2017

GRANT OF  
EASEMENT

PAID N/A  
*Wendell J. Treasurer*  
SKAMANIA COUNTY TREASURER

GRANTOR: CAMP MELACOMA ASSOCIATION, a Washington non-profit corporation

GRANTEE: CAMP MELACOMA ASSOCIATION, a Washington non-profit corporation

ABBREVIATED LEGAL DESCRIPTION:

Portion SE ¼ and Portion SW ¼ of NE ¼, Section 27, T 2N, R 5E, W.M.

ASSESSOR'S TAX PARCEL ID NUMBERS: *20*

02052700060000

THIS GRANT OF EASEMENT ("Easement") is made and entered into as of the 19 day of December, 2017, by and between CAMP MELACOMA ASSOCIATION, a Washington non-profit corporation ("Grantor"), and CAMP MELACOMA ASSOCIATION, a Washington non-profit corporation ("Grantee").

A. Grantor is the owner of a certain parcel of real property located in Skamania County, Washington, described in Exhibit A ("Servient Property"), attached hereto and incorporated herein. Grantor desires to grant an easement to Grantee over, across and through said parcel for the purpose of ingress and egress.

B. Grantee is the owner of the real property located in Skamania County, Washington and adjacent to the Servient Property described in Exhibit B ("Dominant Property"). Grantor and Grantee intend that the easement granted in this instrument shall provide ingress and egress to the Dominant Property;

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor hereby grants said easement to Grantee on the following terms:

1. Grantor hereby grants to Grantee a perpetual, non-exclusive easement over, across and through the Servient Property in the location of an existing roadway from Washougal River Road across the Servient Property to the Dominant Property.

2. Grantor and Grantee grant this Easement for the purpose of preparation for sale of the Servient Property by Grantor/Grantee. This easement shall not merge into Grantor's title to the Dominant Property. The Easement granted herein shall be for the benefit of Grantee and its invitees and licensees; provided, however, the invitees and licensees of Grantee who are guests and users of Camp Melacoma shall be restricted by Grantee from using the Easement area north of the "three-way intersection" at which the driveway provides a first opportunity to enter the Dominant Property.

3. Nothing contained in this Easement shall be deemed to be a gift or dedication of any portion of the easement area to the general public or for the general public or for any public purpose whatsoever, and this Easement shall be strictly limited to and for the purposes expressed herein.

4. Grantor and Grantee, and their respective successors or assigns, shall jointly and equally maintain the Easement in serviceable condition to their individual properties. Grantor and Grantee further agree that each may review and either accept or decline to share in the cost of any proposed improvement to the Easement. Each party reserves the right to work on or contribute to repairs at their own expense.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns, forever, the day and year first above written.

**GRANTOR:**

CAMP MELACOMA ASSOCIATION, a  
Washington non-profit corporation

By:

Andrew Jensen / Dodi Jensen

Printed Name:

Andrew Jensen / Dodi Jensen

Title:

President / Board Member and Property Manager

STATE OF WASHINGTON )

COUNTY OF Clark )

)ss.

On this day, personally appeared before me Andrew / Dodi Jensen, to me known to be the President / Board Member and Property Manager of Camp Melacoma Association ("company") that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of said company.

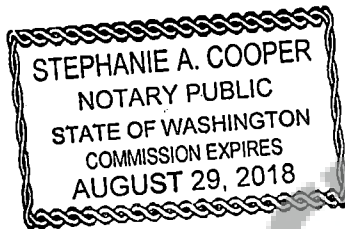
GIVEN under my hand and official seal this 19 day of December, 2017

Signature: Stephanie A Cooper

Name (Print): Stephanie A Cooper

NOTARY PUBLIC in and for the State  
of Washington

My commission expires: 8/29/18



Unofficial Copy

**Exhibit A  
Servient Property**

**Parcel III**

That portion of the Southeast quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington lying Northerly and Westerly of the center of the County Road (Washougal River Road).

EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 67, page 862 and Book 69, page 457.

ALSO EXCEPT that portion conveyed to Harvey D. Erickson by deed recorded in Book 186, page 393.

**Parcel IV**

A parcel of land within the Southwest quarter of the Northeast quarter Section 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at an iron rod set for the center of said Section 27; thence North 01°23'12" East along the North-South centerline thereof, 792.00 feet; thence South 33°20'25" East, 967.22 feet to a point on the East-West centerline of said Section; thence North 88°18'31" West, 551.00 feet along said centerline to the Point of Beginning. Containing 5.01 acres, more or less.

**Assessor's Tax Parcel Number: 02052700060000**

**Exhibit B**  
**Dominant Property**

**PARCEL I**

The East Half of the Southwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Except that portion conveyed to Skamania County by Instrument recorded May 21, 1969, in Book 60, Page 429 and Book 69, Page 457.

Also Except a tract of being more particularly described as follows:

Commencing at the southwest corner of the Southeast one-quarter of the Southwest one-quarter of said Section 27; thence North 01°34'47" East along the westerly line of said Southeast one-quarter of the Southwest one-quarter a distance of 106.00 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said westerly line, North 01°34'47" East a distance 62.71 feet to the southeasterly right of way line of Washougal River Road; thence North 37°01'02" East along said right of way line a distance of 313.86 feet; thence leaving said right of way line, South 00°56'52" East a distance of 316.21 feet; thence North 89°09'29" West, parallel with the south line of said Section 27 a distance of 196.00 feet to the **TRUE POINT OF BEGINNING**.

**PARCEL II**

The Southeast Quarter of the Northwest Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

**Assessor's Tax Parcel Number: 02052700120000**