

**WHEN RECORDED RETURN TO:**

Eubank, E.L.  
762 Kelly Henke Rd  
Home Valley, Wash 9848

**DOCUMENT TITLE(S)**

EASEMENT

**REFERENCE NUMBER(S)** of Documents assigned or released:

2015000547 2015000546 2016002700  
2016002701 2016002702

Additional numbers on page \_\_\_ of document.

**GRANTOR(S):**

Eric L. Eubank parcel 03082240010000

Additional names on page \_\_\_ of document.

**GRANTEE(S):**

Garry W. Kyle parcel 03080000180100

Additional names on page \_\_\_ of document.

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

N $\frac{1}{2}$  of SE $\frac{1}{4}$  of section 22, Township 3, North  
Range 8 East WM

Complete legal on page 1 of document.

**TAX PARCEL NUMBER(S):**

03082240010000 and 03080000180100

Additional parcel numbers on page \_\_\_ of document.

pm 4/12/18

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.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
APR 12 2018

PAID N/A  
*Robert J. Waymire Deputy*  
SKAMANIA COUNTY TREASURER

## EASEMENT

WHEREAS Garry W Kyle, deeded owner of the 77-acre (approx) parcel located between Berge Rd and Kelly Henke Rd in Skamania County Washington also known as tax parcel # 03080000180100, wishes to have affixed to said parcel a permanent right to access the cul-de-sac termination of Kelly Henke Rd, and WHEREAS said parcel does not presently otherwise have affixed to it any such legal right to access Kelly Henke Rd,

I, Eric L. Eubank, deeded owner of the Westward adjacent 27-acre (approx) parcel also known as Skamania county parcel # 03082240010000 and herein called "Grantor parcel" which includes land directly adjacent to the Eastern, Northern and Western edges of said cul-de-sac termination of Kelly Henke Rd, do hereby acknowledge the sale of the Easement described in the following paragraph and subject to explicit Limitations described subsequently, to Garry W Kyle for the sum of \$1 (one dollar) and other valuable consideration, the receipt of which is hereby acknowledged.

The "Grantee parcel" # 03080000180100 shall upon execution of this document permanently and irrevocably have affixed to it: (1) the right of its owner(s) to regularly and peacefully pass from said cul-de sac through the following area onto said parcel, in vehicle or otherwise; (2) the right of the parcel's owner(s) to grade and create a driveway surface according to county standards over up to 50% of said area and maintain such; and (3) the one-time right to trench for and install according to county standards a bundle of cable, pipe and/or conduit parallel with and within six feet (6') of said driveway-surfaced portion of the following area and to maintain such. The legal description of the Easement area is: an approximately .0275-acre piece of land that is 30 feet wide and spans in length on an East-West direction for approximately 40 feet between the Cul-de-sac termination of Kelly Henke Rd on its Western edge to the line that is the Western boundary of the East half of the Southeast quarter of Section 22, Township 3 North, Range 8, East, W. M. The Southern edge of the 30-foot-wide East-West Easement parallels Grantor parcel's Southern boundary at a distance of ten feet Northward from said boundary, such that the Southeastern corner of the Easement is located at a point three hundred and ten feet North of the point known to be the center point of said Southeast quarter of Section 22

Limitations to Easement: This Easement is affixed to a single Grantee parcel described herein and its rights granted to its owner specifically and their successors. Grantee parcel's owner may not grant, sublet, sell or otherwise extend this Easement or its rights and privileges to any another party except as a specific guest of Grantee parcel's owner. Namely, as Grantee parcel is currently in the process of a legal land division, this Easement may not be extended or affixed to more than one parcel, nor assigned within any future land division process to any parcel besides the single parcel directly abutting the Easement area on its Eastern border. Furthermore, this Easement does not confer or convey any commercial use of the access to Kelly Henke Rd that would involve regular clients or customers from the public at-large visiting Grantee parcel. The purpose of this limitation is in effort to maintain peace, quiet, aesthetic qualities, and privacy for inhabitants of Grantor parcel. Grantor does not convey to Grantee any right to place above-ground utilities, signage or any other development on or around Easement area not described herein. Grantor may also use Easement area so long as it does not unreasonably interfere with Grantee's use of such described herein.

Dated this 12th day of April, 2018



Eric L Eubank

INDIVIDUAL ACKNOWLEDGMENT

STATE OF WASHINGTON,  
County of Skamania } ss.

I certify that I know or have satisfactory evidence that Eric Lane Elbank

is are the individual(s) who appeared before me, and who acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED April 12, 2018

LORI J ELLIOTT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 15, 2021

Lori J Elliott  
Notary Public for Washington  
My appointment expires Dec. 15, 2021

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