

**AFTER RECORDING MAIL TO:**

CAROLYN CLARK-BENNETT  
129 Pendleton Way #465  
Washougal, WA 98671

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**Easement for Ingress and Egress and Utilities**

THE GRANTOR(S), DENNIS O & MARILYN E CLARK, husband and wife, owner(s) of  
Parcel 02052700130000, as described in Exhibit A,

hereby grants and conveys to the

GRANTEE(S), JSC family LLC, an Oregon Limited Liability Company, owner(s) of Parcels  
02052700130100 and 02052700130200, as described in Exhibit B,

their successors and assigns, a 30' (thirty foot) non-exclusive easement over and across the real  
property described in Exhibit A for the purpose of ingress and egress and utilities,

Said easement begins at the intersect of Hoosier Way and Washougal River Road in the  
West Half of the Southwest Quarter of Section 27, Township 2 North, Range 5 East,  
Willamette Meridian, Skamania County;

Thence westerly over said parcel along Hoosier Way and other constructed roadways or  
as needed to provide acceptable grades and size for an all-weather roadway to the parcels  
described in Exhibit B.

The Grantee shall have the right to go upon said real property to construct, install,  
maintain, and make any and all repairs or changes necessary for a roadway.

Upon construction and installation of the roadway, the location of the easement shall be  
deemed fixed.

The easement shall be 30 feet in width, measured 15 feet on each side of the centerline of  
the roadway as installed.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
MAY 24 2018

PAID N/A  
*[Signature]*  
SKAMANIA COUNTY TREASURER

AND: Said easement allows that:

- 1) Both parties have the right to improve the existing road and install any utilities in said easement.
- 2) The granting of this easement does not prohibit the Grantor from utilizing said improved road.
- 3) The granting of this easement does not prohibit the Grantor or the Grantee from assigning to others the use of said easement.

Tax Parcels 02052700130000, 02052700130100 and 02052700130200

Unofficial  
Copy

## Exhibit A

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

EXCEPT Public Roads.

ALSO EXCEPT that portion lying Southeasterly of the Washougal River Road as recorded in Book 72, Page 193.

ALSO EXCEPT the following parcels:

### PARCEL I

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE, MARKING THE SOUTHWEST CORNER OF SECTION 27, AS SHOWN IN BOOK 3 OF SURVEYS, PAGE 231, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 01°46'09" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1403.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, SOUTH 89°09'29" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 652.00 FEET; THENCE NORTH 01°46'09" EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 45.07 FEET; THENCE SOUTH 89°09'29" EAST, 651.23 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 01°34'47" EAST, 1126.16 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE NORTH 89°52'23" WEST, 1299.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE SOUTH 01°46'09" WEST, 1155.06 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL II

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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EXCEPT COUNTY ROADS.

## Exhibit B

### PARCEL I

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 2  
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS:

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### PARCEL II

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Dated this 24 day of May, 2018

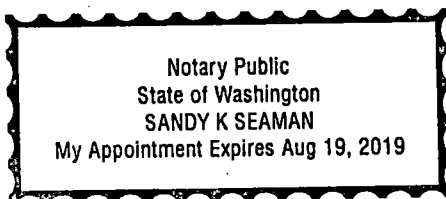
Carolyn Clark-Bennett

CAROLYN CLARK-BENNETT,

Power of Attorney for DENNIS O & MARILYN E CLARK

STATE OF WASHINGTON }  
County of Skamania } ss

On this 24 day of MAY, 2018, before me, personally appeared CAROLYN CLARK-BENNETT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as a free and voluntary act for the uses and purposes therein mentioned.



Sandy K Seaman  
Notary Public in and for the State of Washington,  
Residing at Skamania  
My appointment expires: 8/19/19

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