

WHEN RECORDED RETURN TO:

Rob Abercrombie
101 Sunday DR
Bingen, WA 989605

DOCUMENT TITLE(S) EASEMENT
DRAINFIELD EASEMENT AGREEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S): Robert Abercrombie and Lisa Gang

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
JUL - 2 2018

GRANTEE(S): Robert Abercrombie and Lisa Gang

N/A
PAID
Shirley R. Demery
SKAMANIA COUNTY TREASURER

ABBREVIATED LEGAL DESCRIPTION:

Lots 2 and 4 of the Douglas and Donna Habersetzer and Randy and Mary Hanson Short Plat.
Recorded in Book 3 of Short Plats, Page 275, Skamania County Records.

TAX PARCEL NUMBER(S):

04092600030800

04092600030700

Skamania County Assessor
Date 7-2-18 Parcel# 04092600030800
04092600030700

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DRAINFIELD EASEMENT AGREEMENT

This Agreement is made this 29th day of June, 2018.

Between Robert Abercrombie and Lisa Gang, Owner's of Lot 2 described below, herein referred to as a GRANTOR

And Robert Abercrombie and Lisa Gang, Owner's of Lot 4 described below, herein referred to as a GRANTEE.

The easement described herein is for the sole use of the GRANTEE, its heirs and assigns, for the residence now or hereafter located upon the following described real estate situated in Skamania County, State of Washington:

(Tax Parcel #) 04092600030800 (LegalDescription) Lot 4 of the Douglas and Donna Habersetzer and Randy and Mary Hanson Short Plat.

GRANTOR hereby conveys and warrants to GRANTEE the following easements:

A non-exclusive perpetual easement across, along, in, upon, and under the western 100 feet, of GRANTOR'S real estate situated in Skamania County, State of Washington:

And including the area Beginning at the northwest corner of Lot 2 of the Habersetzer and Hanson short plat recorded in Book 3 of short plats, page 275, records of Skamania County, thence east along the north line of said lot 2 150.00'; thence southwesterly to a point on the west line of said lot 2, lying 150.00' southerly of the point of beginning; thence northerly along said west line of Lot 2 150.00' to the point of beginning

(Tax Parcel #) 04092600030700 (LegalDescription) Lot 2 of the Douglas and Donna Habersetzer and Randy and Mary Hanson Short Plat.

For the purpose of installing, constructing, operating, maintaining, inspecting, removing, repairing, replacing, and using a residential septic soil absorption system (hereafter drainfield) TOGETHER WITH the non-exclusive right of ingress to and egress from said property for the foregoing purposes. The easement includes the following conditions and covenants which GRANTOR and GRANTEE hereby promise to faithfully and fully observe and perform:

COSTS AND EXPENSES - GRANTEE shall bear and promptly pay all costs and expenses of construction and maintenance of the drainfield.

CONSTRUCTION AND MAINTENANCE - GRANTEE shall construct and maintain the drainfield in accordance with all laws, regulations, conditions and specifications as directed by the Skamania County Community Development Department, Environmental Health Division. GRANTEE shall not remove any vegetation otherwise protected by the Conservation and Privacy Covenant.

PRIOR APPROVAL OF PLANS - Prior to the installation and/or alteration of any drainfield by GRANTEE, plans for said construction and/or alteration shall be submitted to and approved by the Skamania County Community Development Department, Environmental Health Division.

WORK STANDARDS - All work to be performed by GRANTEE shall be in accordance with plans approved by the Skamania County Community Development Department, Environmental Health Division and shall be completed in a workman-like manner free of claims and liens. Upon completing construction or maintenance of the drainfield, GRANTEE shall remove all debris and restore the surface of the property as nearly as possible to the condition in which it was at the commencement of such work, including restoration of any survey references or caps which were disturbed or destroyed. Grantee shall be responsible to all conditions in the Conservation easement recorded under Auditor's file number-2016001544 Recorded August 3, 2016.


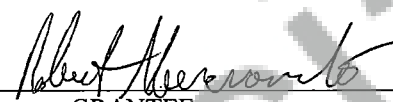
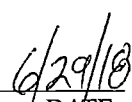
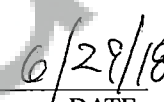
PROTECTION OF RESIDENTIAL SEPTIC SYSTEM - GRANTOR shall ensure that no encroachments shall be made on the easement area, including but not limited to the following: placement of water, power or utility lines in the easement area, including underground sprinkler systems; driving, parking or paving over the easement area; planning or construction of




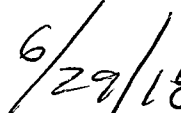
buildings, utility lines or improvements except as permitted by applicable laws or regulations; or using the drainfield area in any fashion which hinders, disrupts or interferes with the use or proper functioning of the residential septic system. GRANTOR shall at all times have the right to occupy the easement area; provided, that use of the easement area by GRANTOR does not in any fashion hinder, disrupt or interfere with the use or proper functioning of the residential septic system.

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ACCESS BY GRANTEE - GRANTEE shall have right of ingress and egress as may from time to time be necessary to insure the proper functioning of the residential septic system. GRANTEE shall exercise its right under this section so as to minimize interference with GRANTORS use of the property.

NOTICES - The GRANTEE shall give GRANTOR written notification of the original construction of the residential septic system at least 15 days prior to the commencement of construction. Notice for any inspection, repair or replacement shall be reasonable under the circumstances. SUCCESSOR INTERESTS - This easement and the rights and obligations herein shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns.

	
GRANTOR	GRANTEE
	
DATE	DATE

	
GRANTOR	GRANTEE
	
DATE	DATE

Unofficial Copy

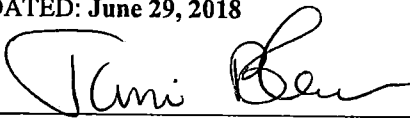
STATE OF WASHINGTON

) SS.

County of Skamania

I certify that I know or have satisfactory evidence that **Robert A. Abercrombie and Lisa R. Gang** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 29, 2018

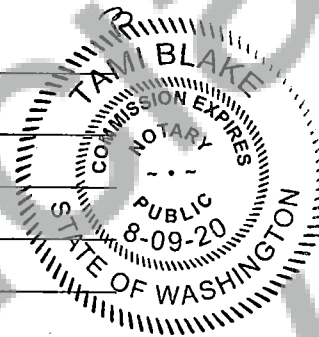


Name (typed or printed): Tami Blake

NOTARY PUBLIC in and for the State of Washington

Residing at Carson

My appointment expires: 08-09-2020



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