

**WHEN RECORDED RETURN TO:**

Mark N DeLancy  
251 Wedrich Rd  
Stevenage Wa 98648

**DOCUMENT TITLE(S)**

Grant - of Easement

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A

MAY - 1 2019

PAID

SKAMANIA COUNTY TREASURER

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

**GRANTOR(S):**

Michael D. Wellman & Catherine L. Wellman

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

**GRANTEE(S):**

Mark N DeLancy

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

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

☐ Complete legal on page \_\_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

Tax Parcel Grantor 030826000 51300 C.S. 9/1/19  
Grantee 030827400 30000

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

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.

After Recording Deliver to:  
Michael D & Catherine L. Wellman  
42 East Viewpoint Road  
Stevenson, WA 98648

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

True Actual Consideration Paid Is \$1.00

#### GRANT OF EASEMENT

This Agreement made this 1<sup>st</sup> day of May, 2019, by Michael D. & Catherine L. Wellman, husband and wife, herein after called "Grantor"

1. Grantor owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey an ingress, egress, and utility easement to Grantee and for the future division of Grantees property. 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 an ingress, egress, and utility easement to Grantees and for the future division of Grantees property . The real property owned by Grantee 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 Ingress, Egress and utilities over, under, and across the following described property:

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

4. The aforementioned Ingress, Egress and utility easement is depicted on Exhibit "D" which is made a part of this easement

5. The true and actual consideration paid for this easement is \$1.00 and other good and valuable consideration.
6. 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.
7. 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.
8. The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 1<sup>st</sup> day of MAY, 2019

GRANTOR: Michael D. Wellman and Catherine L. Wellman

  
By: Michael D. Wellman

  
By: Catherine L. Wellman

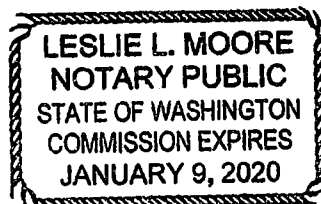
STATE OF WASHINGTON )

) ss

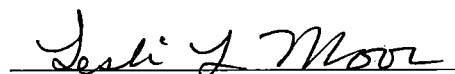
County of Skamania )

5/1, 2019

Personally appeared Michael D. Wellman and Catherine L. Wellman, who, being duly sworn did say that said instrument was signed and sealed, and acknowledged said instrument to be its voluntary act and deed.



Before Me:

  
Notary Public of Washington  
My Commission Expires: 1-9-2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
(WELLMAN TRACT)**

**A tract of land located in the Southeast Quarter of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:**

Lot 3 of the Robert W. Barnes (Home Valley #5 Short Plat) recorded in Book 2 of Short Plats, Page 196 Skamania County Records.

Together with that portion of Lot 2 of the Robert W. Barnes (Home Valley #5 Short Plat) recorded in Book 2 of Short Plats, Page 196, Skamania County Records, lying Southeasterly of a line commencing at the Southwest corner of said Lot 2 at a monument of record as the true point of beginning; thence North 79°59'34" East, a distance of 235 feet (new line); thence South 34°50'53" East a distance of 57.65 feet to a monument of record; thence North 89°06'26" West a distance of 265.57 feet to the true point of beginning.

**EXHIBIT "B"**

**LEGAL DESCRIPTION  
(DELANCY TRACT)**

**A tract of land located in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:**

Beginning at a point on the West line of a tract of land conveyed to Nell Underwood by Deed dated April 11, 1928 and recorded at Page 573 of Book V of Deeds, Records of Skamania County, Washington, said point being 1,010 feet West and 600 feet North of the Southeast corner of Section 27, Township 3 North, Range 8 East, W.M.; thence North along the West line of said tract 660 feet; thence East 264 feet; thence South 660 feet; thence West 264 feet to the Point of Beginning.

**EXHIBIT "C"**

**A strip of land 30.00 feet in width, located on a portion of Lot 3 of the Robert W. Barnes (Home Valley #5) Short Plat, Recorded in Book 2, of Short Plats, Page 196, situated in the Southeast quarter of Section 27, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, State of Washington, more particularly describes as follows;**

Beginning at a found 1" Iron Pipe, being the Northeast corner, of that certain tract of land described in Special Warranty Deed Auditor File Number 2016000858, recorded May 05, 2016, said point also being on the South Line of Lot 3 of Barnes Short Plat, recorded in Book 2, page 196 of Skamania County records; Thence North 89°29'09" West, 52.82 feet, along said South Line of Lot 3; Thence, North 00°30'51" East, 30.00 feet; Thence South 89°29'09" East, 51.66 feet, parallel with said South Line of said Lot 3; Thence North 86°04'35" East, parallel with the North Line of Lot 4 of Barnes Short Plat, 80.05 feet, more or less, to the Western Right-of-Way of Cottonwood Street; Thence South 15°10'08" East, feet along the Western Right-of-Way of Cottonwood Street, 30.59, more or less, to the Northeast corner of said Lot 4; Thence, South 86°04'35" West, 87.18 feet, back to the Point of Beginning.

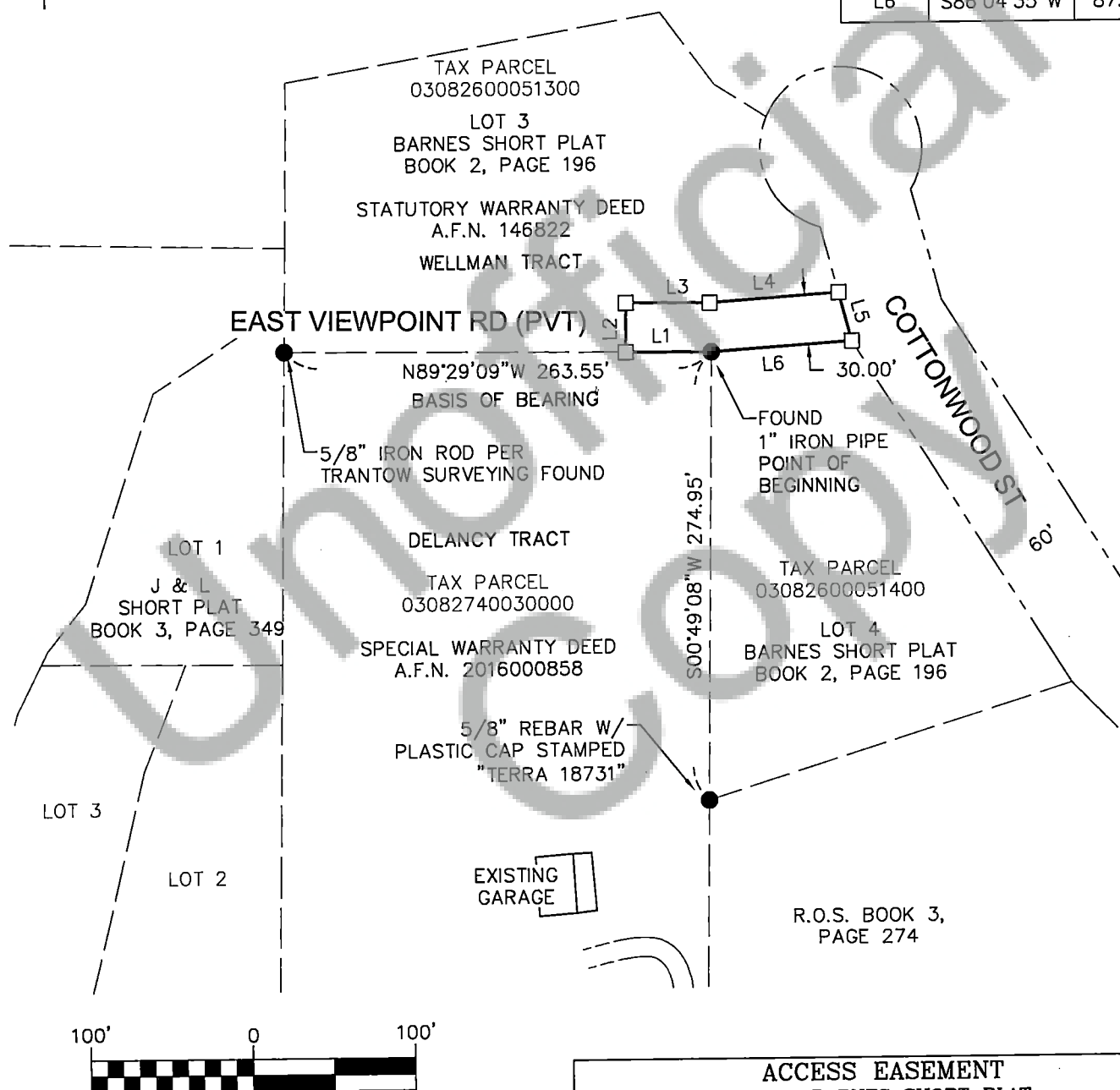
Containing 4,076 square feet, more or less

**EXHIBIT "D"****LEGEND**

- FOUND MONUMENT OF RECORD
- COMPUTED POSITION, NOT FOUND OR SET
- PROPERTY LINES
- EASEMENT LINE

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N89°29'09"W	52.82'
L2	N0°30'51"E	30.00'
L3	S89°29'09"E	51.66'
L4	N86°04'35"E	80.05'
L5	S15°10'08"E	30.59'
L6	S86°04'35"W	87.18'

**BASIS OF BEARINGS**

BARNES SHORT PLAT  
BOOK 2 PAGE 196

**ACCESS EASEMENT**  
LOT 3, BARNES SHORT PLAT  
SE 1/4 SECTION 27, T.3N., R.8., W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON

**KA**  
**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 190415  
FILE No: 190415\_EX  
FILE PATH:  
REPAIR: EASE  
LAYOUT: KA  
SURVEYED: KA  
DESIGN: ---  
DRAFT: ADS  
APPROVE: JK  
DATE: 04/16/2019  
SHEET 1 OF 1 SHEETS