

THIS DOCUMENT PREPARED BY:

Marcella Harness
431 Laurel Lane
Washougal, WA 98671

WHEN RECORDED MAIL TO:

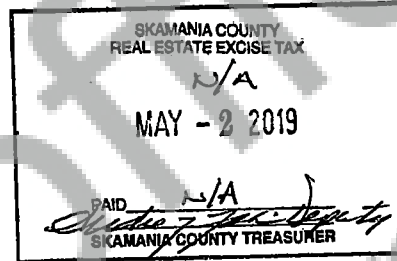
Alan and Marcella Harness
431 Laurel Lane
Washougal, WA 98671

EASEMENT DEED FOR INGRESS AND EGRESS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alan and Marcella Harness
431 Laurel Lane
Washougal, WA 98671

hereby GRANT(S) to
Alan and Marcella Harness
431 Laurel Lane
Washougal, WA 98671



, Grantor

, Grantee(s)

a(n) Non Exclusive easement for ingress and egress and incidental purposes over the following described real property ("Servient Tenement") in the City of Washougal

County of Skamania

State of Washington,

APN# 02053230040000

as shown in Exhibit "A" attached hereto and incorporated herein.

8m 5/2/19

Said Non Exclusive easement is appurtenant to and for the benefit of the following described property ("Dominant Tenement") in the City of Washougal, County of Skamania, State of Washington, APN#02053230030000, APN#02053230030100, APN#02053230030200

As shown in Exhibit "B" attached hereto and incorporated herein.

This appurtenant Non Exclusive easement is described as a portion of the Servient Tenement and more specifically described in Exhibit "C" attached hereto and incorporated herein.

This appurtenant Non Exclusive easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the Grantor(s) and Grantee(s)

Purpose of Use: This is a Right of Way Easement, giving the Grantees access from Point A to Point B from Laurel Lane to Lots 36, 37, 38 WASHOUGAL RIVERSIDE TRACTS, recorded in Book "A" of plats, page 80.

The following Exhibits are attached hereto and made a part of this Easement

Exhibit A - Servient Tenement Description

Exhibit B - Dominant Tenement Description,

Exhibit C - Easement Description

Exhibit D - Terms and Conditions of Easement

This Easement will take effect on 05/10/2019

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the ☒ Grantor ☐ Grantee index under the names of the respective parties.

Signature Alan Harness

Print Name Alan Harness

Capacity Property owner

Signature Marcella Harness

Print Name Marcella Harness

Capacity _____

Signature _____

Print Name _____

Capacity _____

Signature _____

Print Name _____

Capacity _____

Signature _____

Print Name _____

Capacity _____

Signature _____

Print Name _____

Capacity _____

STATE OF Washington

COUNTY OF Clark

} ss

On 5/16/2019 before me, Candace Stogin personally

appeared Alan Harness and Marcella Harness, personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I Certify under PENALTY OF PERJURY under the laws of The State of Washington that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature Candace Stogin

Print Name Candace Stogin

My Commission Expires July 3, 2021

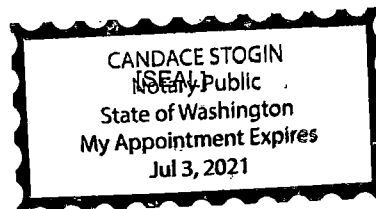


EXHIBIT A

Servient Tenement Description

Assessor/Parcel Number: 02053230040000

Commonly Known As:

LOT 39 WASHOUGAL RIVERSIDE TRACTS BK A/PG 80

Legal Description:

LOT 39 WASHOUGAL RIVERSIDE TRACTS BK A/PG 80 in the City of Washougal, County of Skamania, State of Washington

Unofficial
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EXHIBIT B

Dominant Tenement Description

Assessor/Parcel Number: APN#02053230030100, APN#02053230030000, APN#02053230030200

Commonly Known As:

Lots 36, 37, 38 WASHOUGAL RIVERSIDE TRACTS, recorded in Book "A" of plats, page 80

Legal Description:

Lot 36, WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 80, records of Skamania County, Washington

Lot 37, WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 80, records of Skamania County, Washington

Lot 38, WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 80, records of Skamania County, Washington

EXHIBIT C

Easement Description

Easement Description:

Easements for the Dominate Tenenents lying in Lots 36, 37, and 38 WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Book "A" of plats, page 80, City of Washougal, County of Skamania, State of Washington:

Included within a strip of land 10 feet wide, lying 10 feet on the east side of the described line; The Line Commencing at Point A is on the Southeastly Corner, Thense heading Northerly and Easterly 298.02 Feet to Point of Terminus, Point B.

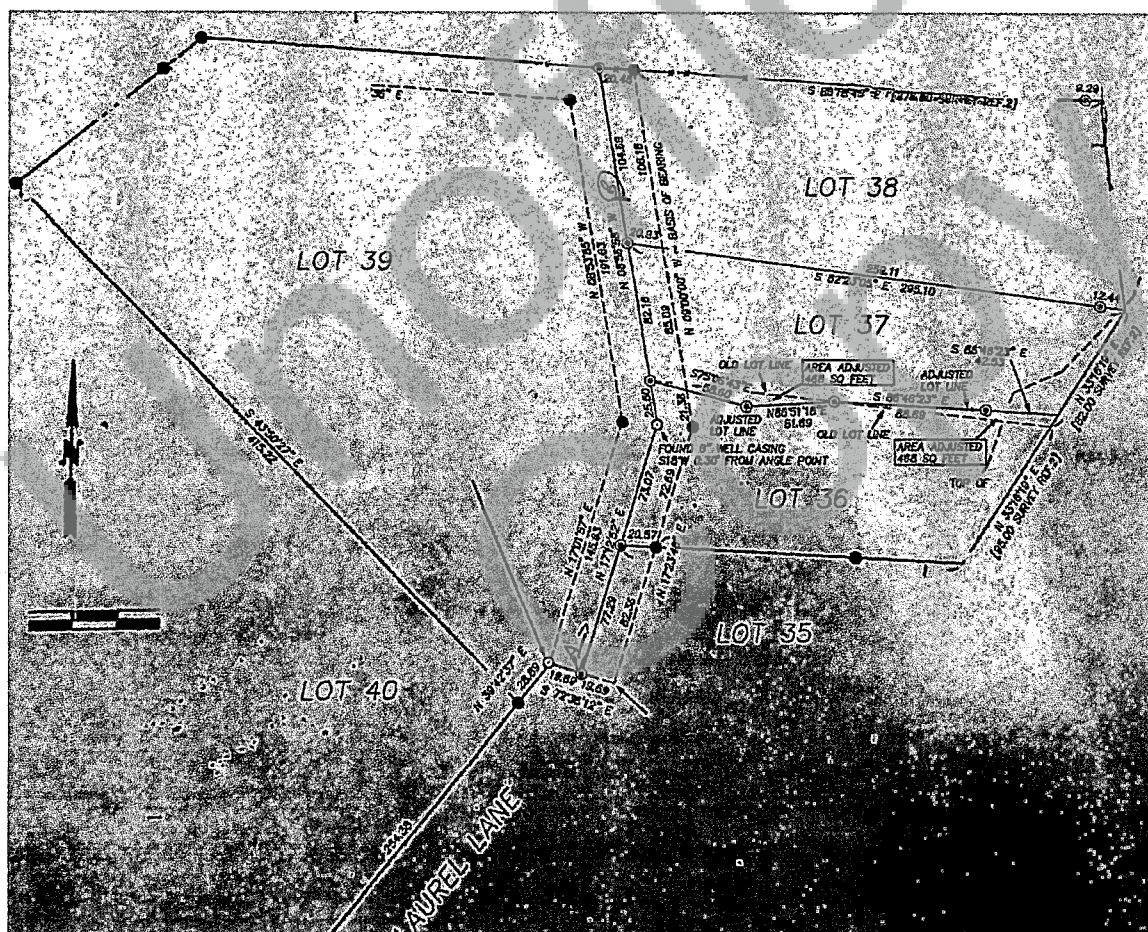


Exhibit D

Terms of Use:

Mineral Rights - The Grantor, the Serviant Tenant will retain any and all mineral rights below the surface of said easement.

Maintenance of Easement - The Grantees, the Dominate Tenant will be responsible for all Maintenance of said easement, Including surfacing, and plowing. Any and All Maintenance by Dominate Tenement or Contractor, must be approved by the Grantor.

Utilities - The installation or relocation of new public or private utilities, including electric, telephone, or other communications services over the Dominate Property, is prohibited. Existing utilities on the property may be maintained, repaired, removed, or replaced at their current location.