

Skamania County, WA  
Total:\$108.50  
EASE  
Pgs=6

**2019-001769**

09/19/2019 10:15 AM

Request of: PAUL AND ELIZABETH ZUELKE



RETURN ADDRESS:

Paul and Elizabeth Zuelke  
351 Christal Lane  
Washougal, WA 98671

Document: Grant of Easement  
Grantor: Eagle Junction LLC, a Washington limited liability company  
Grantee: Paul D. and Elizabeth A. Zuelke, Trustees of the Paul D. and Elizabeth A. Zuelke  
Revocable Living Trust, dated 03-19-2001  
Legal Desc.: Ptn Sec 26 and 27 T2N, R5E WM  
Parcel ID. 02-05-27-0-0-020000 and 02-05-26-0-0-140000

## GRANT OF EASEMENT

The GRANTOR(S), **EAGLE JUNCTION, LLC, a Washington limited liability company**, in consideration of mutual benefits hereby acknowledged, does grant and convey to **PAUL D. AND ELIZABETH A. ZUELKE, TRUSTEES OF THE PAUL D. AND ELIZABETH A. ZUELKE REVOCABLE LIVING TRUST, dated 03-19-2001**, their successors and assigns, a perpetual, non-exclusive easement for installation, operation, maintenance, repair and renewal of a gate and any and all appurtenances related thereto, in, on, over, under and across the following described real estate in Skamania County, Washington, described as follows:

A portion of Assessor's Tax Parcel # 02-05-27-0-0-020-000, located in portions of Sections 26 and 27, Township 2 North Range 5 East of the Willamette Meridian, Skamania County, Washington, as described and shown on the attached Exhibits "A" and "B".

which easement shall run with the land and benefit the following described real estate:

Assessor's Tax Parcel # 02-05-26-0-1400-00, located in portions of Sections 26 and 27, Township 2 North Range 5 East of the Willamette Meridian, Skamania County, Washington, as described and shown on the attached Exhibit "C".

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

SEP 19 2019

PAID NA  
Cydeputy  
SKAMANIA COUNTY TREASURER

Dated this 12<sup>th</sup> day of September, 2019.

EAGLE JUNCTION, LLC, a Washington limited liability company

By: Harold B. Weiner

Title: MEMBER

Original  
STATE OF WASHINGTON )  
Clackamas :SS  
County of CLACKAMAS )

On this 12<sup>th</sup> day of September, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

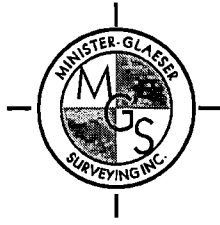
Harold B. Weiner to me known to be the Owner of Eagle Junction, LLC, a Washington limited liability company, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said company, for the uses and purposes therein mentioned, and on oath stated the he/she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written

Devin Matthew Weiner  
Notary Public in and for said County and State of Washington, Original  
Residing at 21900 SW Williams Dr, #204 West Linn OR 97068  
My Commission Expires April 30, 2023

NOTARY SEAL





Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 3, 2019

**EXHIBIT "A"**

GATE EASEMENT:

A non-exclusive easement for installation, operation, maintenance, repair and renewal of a gate and any and all appurtenances related thereto, under, over, and across a portion of the East 900 feet of the Southeast quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at an axle marking the Northeast corner of Section 27;

Thence South  $01^{\circ}32'49''$  West, along the East line of Section 27, for a distance of 2855.30 feet;

Thence leaving said East line, North  $88^{\circ}27'11''$  West, for a distance of 861.49 feet to the centerline of an existing gravel driveway known as Christal Lane as noted in the "Sage Senteno Parcel" as described under Skamania County Auditor's File No. 2005159823, recorded December 9, 2005 and the TRUE POINT OF BEGINNING;

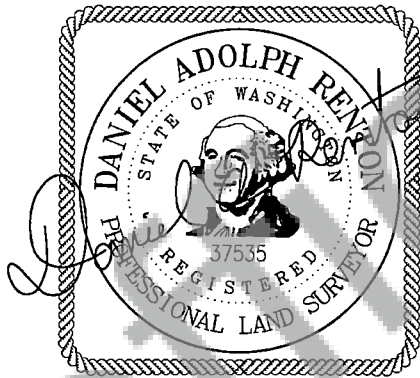
Thence North  $21^{\circ}02'03''$  West along said centerline, for a distance of 20.00 feet;

Thence leaving said centerline North  $64^{\circ}58'16''$  East, for a distance of 15.04 feet;

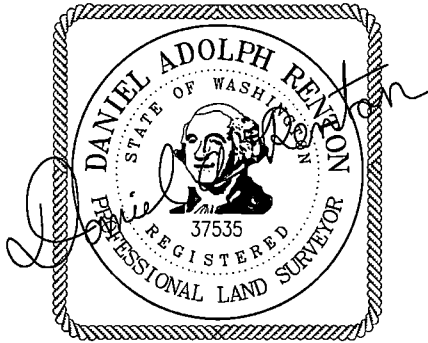
Thence South  $21^{\circ}02'03''$  East, for a distance of 20.00 feet, more or less, to a point which bears North  $64^{\circ}58'16''$  East, from the TRUE POINT OF BEGINNING;

Thence South  $64^{\circ}58'16''$  West, 15.04 feet, more or less, to the TRUE POINT OF BEGINNING which bears South  $18^{\circ}20'11''$  West, 2982.43 feet from the axle marking the Northeast corner of Section 27.

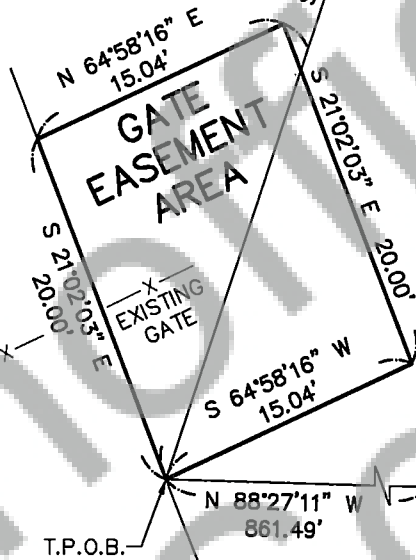
9/03/19



9/03/19



22 23  
27 26



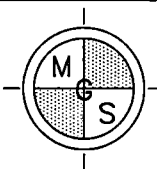
EAST LINE  
OF SECTION 27

S 01°32'49" W 2855.30'

CENTERLINE OF  
EXISTING GRAVEL  
DRIVEWAY

SENTENO  
AFN 2005159823  
(REC. 12-09-05)

EAGLE JUNCTION, LLC  
AFN: 2019000619  
(4-30-2019)



PREPARED BY:  
**MINISTER-GLAESER**  
**SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

## EXHIBIT "B" FOR GATE EASEMENT

SCALE: N.T.S.  
JOB NO. 13-316  
DATE: 9-3-19  
DWG FILE: 13316L.dwg  
DRAWN BY: AAD

## EXHIBIT "C"

*Legal description of benefited parcel*

Beginning at a point on the section line between Sections 26 and 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, which point is 992.6 feet South of the quarter section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East, 307.5 feet to a point on the meander line of the Washougal River, which is also the Northeasterly corner of the tract of land conveyed to Millard E. Christal et ux by deed recorded July 21, 1952 in Book 35 on page 328 of the Deed Records of Skamania County, Washington, and which is the true place of beginning; running thence North 67 degrees 53 minutes West, 307.5 feet to a point which is also the Northwesterly corner of the said Christal tract; running thence Northerly to a point which is 77.2 feet South 67 degrees 53 minutes East of a point on the section line between Sections 26 and 27, which is 792.6 feet South of the quarter section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East along the Southerly line of the tract of land conveyed to Raymond A. Montgomery et ux by deed recorded July 21, 1952, in Book 35 on page 330 of the Deed Records of Skamania County, Washington to a point on the meander line of the Washougal River; running thence Southerly along the meander line of the Washougal River to the True Place of Beginning.