

Skamania County, WA
Total: \$106.50
EASE
Pgs=4

2019-001885

10/03/2019 09:20 AM

Request of: BRIAN AND ASHLEIGH MCKENZIE



00001276201900018850040048

After Recording Deliver to:
Mr. and Mrs. Brian McKenzie
PO Box 130
North Bonneville, WA 98639

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

True Actual Consideration Paid Is \$1.00

Tax Parcel 03073634630000
03073634710100

GRANT OF EASEMENT

This Agreement made this 3 day of October, 2019, between Brian McKenzie and Ashleigh McKenzie, Husband and wife, collectively GRANTOR/GRANTEE.

1. Grantor owns certain real property located in the City of Stevenson, County of Skamania, over which Grantor is willing to convey to Grantee a Utility Easement. The real property owned by Grantor is described as follows:

All of Lot 5, and the West 40.00 feet of the North 7.54 feet of Lot 6, Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street, vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

2. Grantee owns certain real property located in City of Stevenson, County of Skamania, over which Grantor is willing to convey to Grantee a Utility Easement. The real property owned by Grantor is described as follows:

All of Lot 6, except the East 10 feet, and the North 7.54 feet, thereof, all in Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street, vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

3. Grantor hereby grants to Grantee a perpetual easement for installation and maintenance of utilities over, under, and across the following described property:

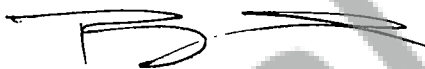
The West 4.00 feet of the East 14.00 feet of the North 7.54 feet of Lot 6, all in Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

4. The true and actual consideration paid for this Easement is \$1.00 and other good and valuable consideration.
5. 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.
6. 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.


The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 3 day of October, 2019

GRANTOR:



By: Brian McKenzie



By: Ashleigh McKenzie

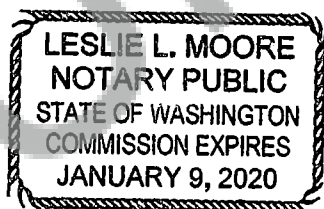
STATE OF WASHINGTON)

) ss

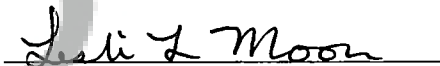
10-3, 2019

COUNTY OF SKAMANIA)

Personally, appeared Brian McKenzie and Ashleigh McKenzie, Husband and wife, who, being duly sworn did say that said instrument was signed and sealed on behalf of said corporation by authority of its members; and acknowledged said instrument to be its voluntary act and deed.



Before Me:



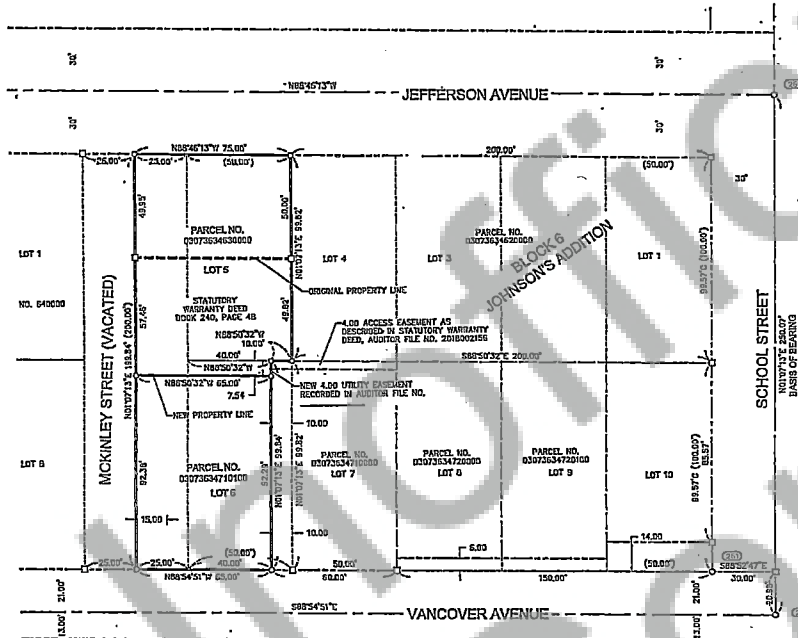
Notary Public of Washington

My Commission Expires: 1-9-2020

EXHIBIT "B"

McKENZIE - BOUNDARY LINE ADJUSTMENT

RE-PLAT OF LOT 5, AND A PORTION OF LOT 6, BLOCK 6, JOHNSON'S ADDITION,
LOCATED IN THE SW 1/4, SE 1/4, SECTION 36, T. 3N., R. 7E., W.M.
CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON.



BASIS OF BEARINGS
WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE AND NORTH ZONE DISTANCE
ESTABLISHED BY GPS OBSERVATION BETWEEN
POINTS 266 & 261

LEGEND

- SET 5/8" X 30" BEAR WITH 1/4" YELLOW PLASTIC CAP (N/A DISCLOSED IN 4200)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- (100.00') DEED DISTANCE
- A.F.N. AUDITOR'S FILE NUMBER
- RI RECORDED DATA PER RECORD OF SURVEY NO.
- C COMPUTED DATA

MONUMENT INFORMATION

- 429 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JOHNSON AVENUE AND THE EAST RIGHT-OF-WAY OF LAMAR STREET, HELD.
- 430 FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE, INTERSECTION OF CENTERLINE OF JOHNSON AVENUE, AND EAST LINE JOHNSON'S ADDITION, HELD.
- 431 FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE, HELD FOR THE SOUTHEAST CORNER OF BLOCK 6, JOHNSON'S ADDITION.
- 432 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, HELD FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JOHNSON AVENUE AND THE EAST RIGHT-OF-WAY OF LAMAR ST.
- 433 FOUND 5/8" IRON ROD, HELD FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JOHNSON AVENUE, AND THE EAST RIGHT-OF-WAY OF LAMAR ST.
- 434 FOUND 5/8" IRON ROD, IN MONUMENT CASE.
- 435 FOUND COUNTY BRASS IN MONUMENT CASE, 1/4 CORNER BETWEEN SECTION 36, T. 3N., R. 7E. W.M. AND SECTION 1, T. 2N., R. 7E. W.M. HELD FOR BASIS OF BEARING.

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 201802155

REFERENCED SURVEYS

- RI JOHNSON'S ADDITION TO STEVENSON, BOOK A, OF PLATS PAGE 25
- R2 SURVEY PERFORMED BY CURTIS A. SHAW, RECORDED IN BOOK 1, PAGE 14
- R3 SURVEY, PERFORMED BY TRANTON SURVEYING, INC. FOR DOUG McKENZIE, RECORDED IN BOOK 3, PAGE 453 A.F.N. 148554

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 020000 LOT 5	3,750 S.F.	7,902 S.F.
PARCEL 710100 LOT 6	10,233 S.F.	6,809 S.F.

COVENANTS

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO A SEPARATE DOCUMENT TITLED "COVENANTS" AND DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN AUDITOR'S FILE NO. 201802155. SKAMANIA COUNTY RECORDS, SAID DOCUMENT SHALL BE CONSIDERED A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

OWNER

BRIAN & ASHLEIGH MCKENZIE

SURVEY PERFORMED FOR:
BRIAN MCKENZIE
DATE OF SURVEY: JULY, 2019
PROJECT: 19-01-21 100475 0
FILE: 190626.000 LAYOUT TAG: SKAMANIA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNDEVELOPED TITLE, ADVERSE POSSESSION, EJECTMENT, ACQUISITION.



Klein & Associates, Inc.
ENGINEERS/SURVEYORS/PLANNERS
10115 32nd Avenue, SE, Suite 101
TOLSON, WA 98561-1515



SHEET 2 OF 2
WILLIAM H. KLEIN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC. T. 3N.
R. 7E.
S. 36. 3N. 7E.