

Skamania County, WA
Total: \$109.50
EASE
Pgs=7

2020-001032

05/06/2020 11:44 AM

Request of: DAVID BENNETT



WHEN RECORDED RETURN TO:

David Bennett
PO Box 998
Stevenson WA 98648

DOCUMENT TITLE(S)

Easement Agreement

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Lamplight Capital & Asset Management LLC

☐ Additional names on page ____ of document.

GRANTEE(S):

Lamplight Capital & Asset Management LLC

☐ Additional names on page ____ of document.

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

Lots 3, 20 & 19 Hidden Ridge Subdivision

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

03073544100300, 03073544101900

03073544102000

☐ 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.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

NA

MAY 5 2020

PAID

NA

by deputy

SKAMANIA COUNTY TREASURER

LPB 01-05

After recording mail to:
David Bennett
PO Box 998
Stevenson, WA 98648

DECLARATION OF EASEMENT

This Declaration of Easement made and entered into this 20th day of April 2020 by Lamplight Capital & Asset Management LLC, hereafter "Grantor".

RECITAL

1. Grantor is the owner of the real property known as Lot 19 of the Hidden Ridge Subdivision to be recorded in the County of Skamania, State of Washington as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("Lot 19").
2. Grantor is also the owner of the real property known as Lots 3 & 20 of the Hidden Ridge Subdivision to be recorded in the County of Skamania, State of Washington as more particularly described as Exhibit "B" attached hereto and by this reference made a part hereto ("Lots 3 & 20").
3. Grantor hereby declares a non-exclusive easement (the "Easement") across Lot 19 for road and utility purposes benefitting Lots 3 & 20. Said Easement is for the purpose of providing ingress and egress across Lot 19 to the owners of Lots 3 & 20, their employees, customers and invitees, and for the construction, reconstruction, replacement, repair, operation and maintenance of utility liens, together with appurtenant facilities and fixtures for use in connection therewith, and for the transmission and distribution of utilities through, across and beyond Lot 19, and for all other purposes in connection therewith. Said Easement is more particularly described as follows: "an easement for road and utility purposes within a tract of land in the Southeast Quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A portion of land beginning 31 feet northerly on easterly boundary line S 36 07' 39" E, thence extending in a northwesterly direction to the Southeast corner lot 20 on boundary lines 23 37' 07" E. As depicted on Exhibit "C" attached.

WITNESSETH:

1. The duration of said non exclusive Easement shall be perpetual and said non exclusive Easement shall be a burden on and run with the land.
2. Grantor agrees, for itself, and its heirs, personal representatives, successors and assigns; that the maintenance of the non exclusive roadway Easement shall be the sole responsibility of the owners of Lots 3 & 20.
3. The owner(s) of Lots 3 & 20 and the owners of Lots 19 shall indemnify and hold each

other harmless from any personal injury or property damage arising from, out of or in any manner connected with the use of the Easement by such owners and their respective employees, agents and invitees.

4. This declaration shall bind and insure to the benefit of, as such circumstances may require, the owner(s) of Lots 3 & 20 and the owner of Lot 19, together with their respective heirs, executors, administrators and successors in interest as well.
5. No parking shall be permitted in the Easement. No fence, gate, or other barrier shall be erected within the Easement. The owner(s) of Lots 3 & 20 is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs or other vegetation on, or adjacent to the Easement whenever, in such owner's sole judgement, the same may be necessary for the safe and convenient exercise of the rights granted herein.
6. This declaration may be amended, modified or terminated only by the written agreement of all of the then owners of Lot 19 and Lots 3 & 20.

[Signature Page Follows]

Exhibit A
Legal Description of Lot 19

Lot 19 of HIDDEN RIDGE SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

WJ-5/6/20

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Exhibit B
Legal Description of Lots 3 & 20

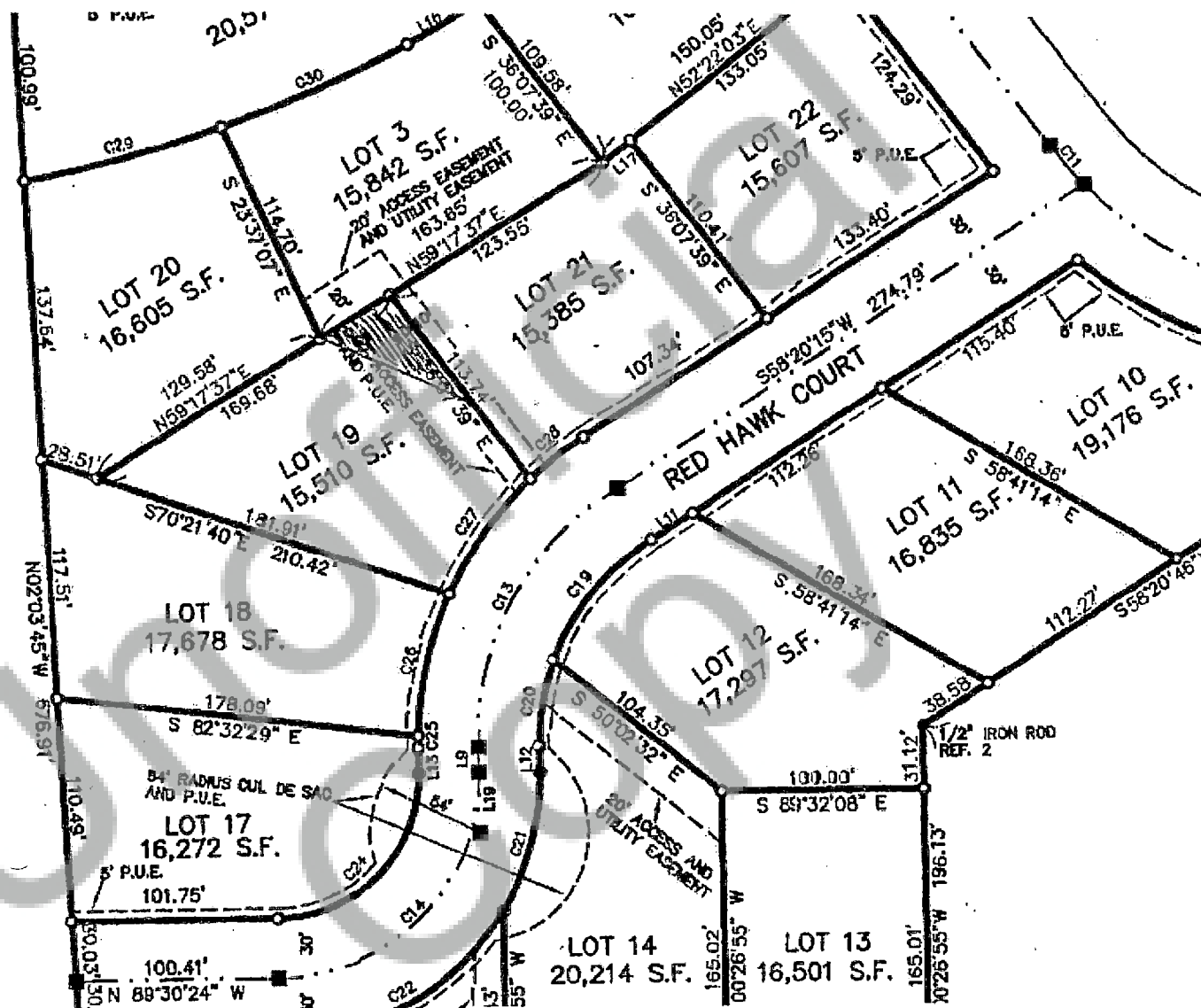
Lots 3 and 20 of HIDDEN RIDGE SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

Unofficial
Copy

EXHIBIT C

Depiction of Easement

Exhibit 'A'



In WITNESS WHEREOF, the grantor has executed his declaration the day and year first mentioned.

Lamplight Capital & Asset Management LLC

by: Chad Botkin

Name: CHAD BOTKIN

Title: Principal - Real Estate

STATE OF TEXAS

County of Harris Fort Bend

The following instrument was acknowledged before me this 30 day of April, 2020
by Chad Botkin of Lamplight Capital & Asset Management LLC

Notary Public of Texas

My Commission expires: 8-23-2022

State of: Texas County of: Fort Bend
On this 30 Day of April, 2020, before
me, the undersigned Notary Public, personally appeared
Chad Botkin
proved through satisfactory evidence of Identification, which
were IXDL to be the person whose name is signed
on the preceding or attached document and acknowledged
[Signature]
Notary Public
My commission expires: 8-23-2022

