

Skamania County, WA
Total: \$110.50
EASE
Pgs=8

2020-001118

05/18/2020 11:26 AM

Request of: DAVID BENNETT



00003590202000011180080083

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 13 and 14

Hidden Ridge Subdivision

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

030735441013.00, 030735441014.00

ym 5/18/2020

☐ 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

MAY 18 2020

PAID

SKAMANIA COUNTY TREASURER

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 14 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 14").
2. Grantor is also the owner of the real property known as Lots 13 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 ("Lot 13").
3. Grantor hereby declares a non-exclusive easement (the "Easement") across Lot 14 for road and utility purposes benefitting Lots 13. Said Easement is for the purpose of providing ingress and egress across Lot 14 to the owners of Lot 13, 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 14, 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 20 feet northerly on the northerly line noted as curve C20" E, thence extending in a southerly direction on the existing easement line that parallels the eastern boundary line S 50 02'32" E, thence northwesterly to a point on curve C20 that is 33 feet from the northeasterly corner of lot 14, thence to the point of beginning
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 Lot 13

3. The owner(s) of Lots 13 and the owners of Lots 14 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 13 and the owner of Lot 14, 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 13 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 14 and Lot 13.

[Signature Page Follows]

Exhibit A
Legal Description of Lot 14

Lot 14 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 B
Legal Description of Lot 13

Lots 13 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

Unofficial
Copy

Exhibit C

181.91'
21'40"E 210.42'

LOT 18
678 S.F.

178.09'
82°32'29" E

ADJUS CUL DE SAC
P.U.E.

LOT 17
72 S.F.

5'

1'

24" W

3'

30'

C22

43'

55" W

LOT 14
20,214 S.F.

165.02'

00°26'55" W

LOT 13
16,501 S.F.

LOT 12
17,297 S.F.

100.00'
S 89°32'08" E

168.34'
S 58°41'14" E

104.35'
S 50°02'32" E

20' ACCESS AND
UTILITY EASEMENT

C27

C13

C19

L11

C20

L12

C21

C14

C22

L13

C25

C24

C22

C22

C22

C22

C22

C22

C22

C22

C22

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

Lamplight Capital & Asset Management LLC

by: Chad E. Botkin

Name: CHAD E. BOTKIN

Title: PRESIDENT - REAL ESTATE

STATE OF TEXAS

County of Harris

The following instrument was acknowledged before me this 12 day of May 2020
by Chad E. Botkin of Lamplight Capital & Asset Management LLC

Quinn Eli McArthur

Notary Public of Texas

My Commission expires: 09-15-2020

