



AFTER RECORDING RETURN TO:

Kenneth and Lisa Johnston
PO Box 1136
Carson, WA 98610

Document Title:

Easement

Reference # of
related documents:

N/A

Parties:

Kenneth L. and Lisa Johnston
S.D.S. Co., L.L.C.

Abbreviated Legal Description:

S½NE¼ and N½SE¼ of Section 19;
SW¼NW¼ of Section 20;
All in T3N, R8E, W.M.

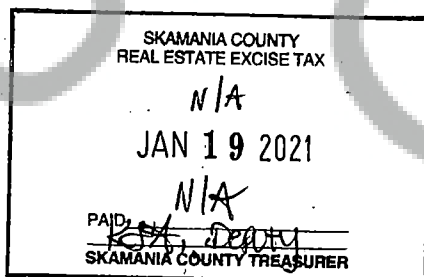
Additional Legal Description:

See Exhibits.

Assessor's Tax Parcel I.D. #s:

03082030020300
Ptns. 03081900040000 and 03082020040000

2m 1/19/2021



EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, S.D.S. Co., L.L.C., a Washington limited liability company (hereinafter "SDS"), being the owner of property (hereinafter "SDS Property") described as:

A tract of land located in Township 3 North, Range 8 East, of the Willamette Meridian, County of Skamania, State of Washington and more particularly described as follows:

The South half of the Northeast Quarter and the North half of the Southeast Quarter of Section 19 and the Southwest Quarter of the Northwest Quarter of Section 20.

Assessor's Property Tax Parcel Numbers: 03082020040000 and 03081900040000

Hereby grants and conveys to the Grantees Kenneth L. and Lisa Johnston, their successors and assigns, a perpetual, non-exclusive appurtenant easement (the "Road Easement") 30 feet in width for ingress and egress, being 15 feet in width on either side of the centerline of an existing road across the SDS Property as depicted on Exhibit A, Road Easement Map. The purpose of said easement is for management of Grantees' forest lands including the moving of logging equipment, logging trucks or other vehicles or equipment used for growing, harvesting, or managing timber and other natural resources.

The above described Easement is granted to Grantees for the benefit of and appurtenant to Grantees' property, described as:

Beginning at the Quarter Corner on the West Boundary of Section 20, Township 3 North, Range 8 East, W.M.; thence East 990 feet to a point; thence Southwesterly to a point 330 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 East, W.M.; thence West 330 feet to said point; thence North 1320 feet, more or less, to the point of beginning.

And shall also include lands hereafter acquired by Grantees that are tributary to the Road, for use consistent with the business ventures of Grantees.

In exercising the rights herein granted, Grantees, their successors and assigns, may pass and repass over said Easement and may cut brush, trees and other obstructions which might in the opinion of Grantees interfere with said roads, EXCEPT that Grantor retains all merchantable timber unto itself.

Grantees shall perform maintenance and repair of the Road occasioned by its proportionate use of the Easement. For purposes of this Agreement, "maintenance" is defined as the work normally necessary to preserve and keep the roadway, road structure, and road facilities as nearly as possible in their constructed or improved condition.

EXHIBIT A

Map of Road Easement
S.D.S. Co., L.L.C. and Kenneth & Lisa Johnston
in Sections 19&20, T3N, R8E, W.M.

