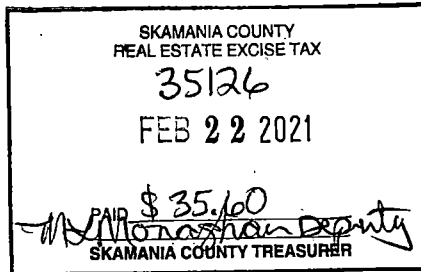




**AFTER RECORDING MAIL TO:**

Marilyn Nielsen  
431 Jessup Road  
Cook, WA 98605



**Road Access Easement Deed**

THE GRANTOR, Broughton Lumber Co., a Washington Corporation, owner of parcels known as Tax Parcels 03091500180000 and 03091500040100 and further described in Exhibit 'A,'

for good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey to the

GRANTEE, Marilyn D. Nielsen, owner of that parcel described in Book 211 and Page 714 of Skamania County Auditor's Office AND WITH Quit Claim Deed filed under Auditor File Number 2020-001373, records of Skamania County, known as Tax Parcel 03091500040000,

her successors and assignees, a 20 feet (20.00') wide non-exclusive Access Easement for ingress and egress, more particularly described as follows:

See Exhibit 'B'

Grantor expressly reserves for itself, its successors and assigns, the right at all times for any purpose, to cross and recross at any place on grade or otherwise on its own lands, and to use any road within said easement location in a manner that will not unreasonably interfere with the rights granted herein.

Grantor reserves for itself, its successors and assigns, all merchantable timber now or in the future growing within the Easement location. In the event Grantee(s) desire(s) to cut merchantable trees within the Easement location for purposes of road maintenance or betterment, Grantee(s) shall request permission from Grantor, which permission shall not be unreasonably withheld, and shall cut, manufacture, and deck logs according to Grantor's specifications.

Abbreviated Legal Description: Ptn. NE¼, Section 15, T3N, R9E, W.M.

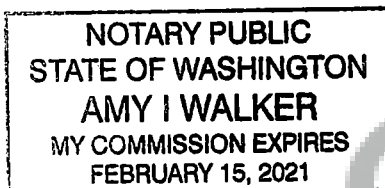
Tax Parcels: 03091500180000, 03091500040100, 03091500040000

Dated this 12<sup>th</sup> day of February, 2021.

[Signature]  
John Stevenson, President  
Broughton Lumber Co., a Washington Corporation

STATE OF WASHINGTON }  
County of Skamania } ss

On this 12 day of February, 2021, before me, personally appeared John Stevenson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it as a free and voluntary act for the uses and purposes therein mentioned.



[Signature]  
Notary Public in and for the State of Washington  
Residing at Klickitat County  
My appointment expires: 2/15/2021

**Exhibit 'A'**

Broughton Lumber Co. Parcel 03091500180000

The Northeast ¼ of the Northeast ¼ located in Section 15, Township 3 North, Range 9 East, Willamette Meridian, Skamania County, Washington;

EXCEPTING tract described in Quit Claim Deed, Auditor File Number 2007168428;

AND EXCEPTING tract described in Quit Claim Deed, Auditor File Number 2017000699;

AND EXCEPTING tract described in Quit Claim Deed, Auditor File Number 2008170960;

AND EXCEPTING tract described in Quit Claim Deed, Auditor File Number 2020001373.

Broughton Lumber Co. Parcel 03091500040100

Lot 4 of Block 15 and the North ½ of Lot 1 Block 17 of Manzanola Orchard Tracts, recorded in Book A, Page 37 of Plats, in Section 15, Township 3 North, Range 9 East, Willamette Meridian, Skamania County, Washington.

## Exhibit B

A 20 feet (20.00') wide road easement, following an existing road, in Section 15, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, State of Washington, and centered on the following described centerline;

Commencing at the intersection of the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 15 and the West Right-of-Way line of Jessup Road, thence North  $6^{\circ}03'53''$  West, a distance of 166.28 feet along said Right-of-Way to the Point of Beginning;

Thence North  $89^{\circ}22'48''$  West, a distance of 278.59 feet;  
thence North  $86^{\circ}05'09''$  West, a distance of 106.81 feet;  
thence North  $82^{\circ}51'03''$  West, a distance of 193.23 feet;  
thence North  $89^{\circ}22'14''$  West, a distance of 222.15 feet to the beginning of a curve tangent to said line;

thence southwesterly a distance of 48.61 feet along the curve concave to the southeast, having a radius of 50.00 feet and a central angle of  $55^{\circ}41'58''$ ;

thence South  $34^{\circ}55'49''$  West tangent to said curve, a distance of 110.28 feet to the beginning of a curve tangent to said line;

thence a distance of 169.44 feet along the curve concave to the northeast, having a radius of 75.00 feet and a central angle of  $129^{\circ}26'39''$ ;

thence North  $85^{\circ}29'09''$  East tangent to said curve, a distance of 33.55 feet;  
thence North  $23^{\circ}08'37''$  East, a distance of 49.66 feet, more or less, to a point on the West line of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 15.