

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

2021-001718

05/17/2021 12:48 PM

Request of: SDS LUMBER COMPANY



00008699202100017180040041

AFTER RECORDING RETURN TO:

Anita Gahimer Crow
PO Box 235
Cook, WA 98605

Document Title: **Easement**

Reference # of related documents: N/A

Grantor: S.D.S. Co., L.L.C.

Grantee: Ravenrose Homestead, LLC

Abbreviated Legal Description: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 23, T03N, R09E, W.M.

Additional Legal Description: See Page 1 and Exhibit.

Assessor's Tax Parcel I.D. #s: 03090000310000, 03090000410000

G.S.

Skamania County
Real Estate Excise Tax

35347

MAY 17 2021

PAID \$50.90
Skamania County Treasurer
Deborah J. Smith

COVER PAGE

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 9 East, of the Willamette Meridian, County of Skamania, State of Washington, and more particularly described as follows:

The Northwest quarter, the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter, all in Section 23, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT that portion conveyed to Skamania County by instrument recorded February 26, 1960 in Book 47, Page 99.

Assessor's Property Tax Parcel Number: 03090000310000

Hereby grants and conveys to Grantee, Ravenrose Homestead, LLC, a Washington limited liability company (hereinafter "Ravenrose"), its 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 existing roads across the SDS Property as depicted on Exhibit A, Road Easement Map.

The Road Easement is granted to Ravenrose for the benefit of and appurtenant to Ravenrose's property (the "Ravenrose Property"), described as:

The Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 23, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT that portion conveyed to Skamania County by instrument recorded in Book 34, Page 98 and in Book 57, Page 56.

Assessor's Property Tax Parcel Number: 03090000410000

The purpose of the Road Easement is for management of Ravenrose's forest lands including the moving of logging equipment, trucks and other vehicles or equipment used for growing, harvesting, extracting or managing timber, minerals, and other natural resources. The Road Easement allows for Ravenrose to install a cross-road culvert at a location below a natural spring in the roadside bank, as shown on Exhibit A, in order to direct water across the road for the benefit of a developed spring located downslope on the Ravenrose Property. No further spring development is permitted on the SDS Property.


Grantor SDS 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.

In exercising the rights herein granted, Grantee Ravenrose may pass and repass over the Road Easement and may cut and remove brush, non-merchantable trees and other obstructions which in the opinion of the Grantee(s) interfere(s) with said roads. Grantor SDS reserves for itself all merchantable timber now or in the future growing within the Road Easement.

The Road Easement shall run with the land and is binding upon and inures to the benefit of the parties and their respective heirs, successors, and assigns.

Dated this 14th day of April, 2021

S.D.S. Co., L.L.C.

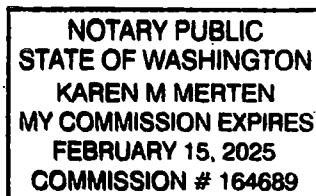


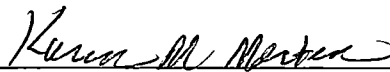
Name: Jeffrey Webber
Title: President

STATE OF WASHINGTON)
) SS
County of Klickitat)

On this 14 day of April, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEFFREY WEBBER to me known to be President of S.D.S. Co., L.L.C., the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.





Name: Karen Merten
Notary Public for Washington
Residing at: Portlano, OR
Commission expires: 2/15/2025

