

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

2021-001825

05/24/2021 04:30 PM

Request of: SDS LUMBER COMPANY



AFTER RECORDING RETURN TO:

SDS Lumber Company
Attn: Chief Forester
PO Box 266
Bingen, WA 98605

SKAMANIA COUNTY REAL ESTATE EXCISE TAX	
N/A	
MAY 24 2021	
PAID	N/A
<i>KSA</i>	<i>Deputy</i>
SKAMANIA COUNTY TREASURER	

Document Title: **Easement**

Reference # of related documents: N/A

Grantor: Ravenrose Homestead, LLC

Grantee: Broughton Lumber Co.

Abbreviated Legal Description: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 23
N $\frac{1}{2}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$, Section 22
All in T03N, R09E, W.M.

Additional Legal Description: See Page 1 and Exhibit.

Assessor's Tax Parcel I.D. #s: 03090000410000, 03090000430000,
03090000439000 *6.S.*

COVER PAGE

EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, Ravenrose Homestead, LLC, a Washington limited liability company (hereinafter "Ravenrose"), being the owner of property (hereinafter "Ravenrose 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 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

Hereby grants and conveys to Grantee, Broughton Lumber Co., a Washington corporation (hereinafter "Broughton"), 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 an existing road across the Ravenrose Property as depicted on Exhibit A, Road Easement Map. The purpose of said easement is for management of Broughton'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 is granted to Broughton for the benefit of and appurtenant to Broughton's property, described as:

The North half and the North half of the Southeast quarter of Section 22 and the Southwest quarter of the Southwest quarter of Section 23, all in Township 3 North, Range 9 East, of the Willamette Meridian, County of Skamania, State of Washington

Assessor's Property Tax Parcel Numbers: 03090000430000, 03090000439000

And shall also include lands hereafter acquired by Grantees that are tributary to the Road, for use consistent with the above stated purpose.


Grantor Ravenrose 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 Broughton may pass and repass over said right of way 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 Ravenrose reserves for itself all merchantable timber now or in the future growing within the Road Easement and the right to install a gate on said road to control public access.

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 23 day of April, 2021

Ravenrose Homestead, LLC

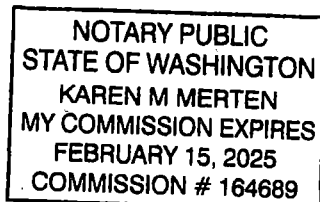

Anita R. Gahimer Crow
Manager and Member



Dennis R. Crow
Member

STATE OF WASHINGTON)
County of Klickitat) SS

On this 23 day of April, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANITA R. GAHIMER CROW and DENNIS R. CROW, to me known to be, respectively, Manager and Member, and Member of Ravenrose Homestead, LLC, 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 M. Merten
Notary Public for Washington
Residing at: Parkdale, OR
Commission expires: 02/15/2025

