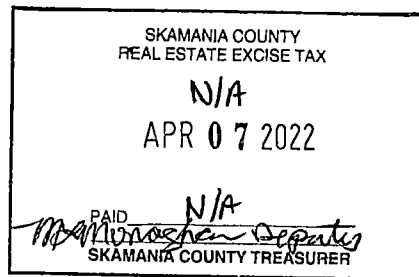




After Recording Deliver to:
George R Elkins
1501 Canyon Creek Road
Washougal, WA 98671



Grantor: George R. Elkins and Janet E. Elkins

Grantee: Donald W. Browning

Assessor's Property Tax Parcel Account Number(s): 01050400150300 (burdened);
01050400150200, (benefited)

Abbreviated Legal Desc.: LOT 2 GEORGE ELKINS SP BK 3/PG 240 (burdened); LOT 1
ELKINS SP Vol. 3 p. 64 LOT 1 (benefited)

EASEMENT FOR INGRESS, EGRESS, AND UTILITIES

This Agreement made this 4 day of April, 2022, between George R. Elkins and Janet E. Elkins, hereinafter called "**Grantor**" and Donald W. Browning hereinafter called "**Grantee**".

1. Grantor owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee an Ingress and Egress Access and Utility Easement, the real property owned by Grantor is described as follows:

A tract of land in the Southeast Quarter of Section 4, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the G. Elkins Short Plat, recorded in Book 3 of Short Plats, Page 240. Records of Skamania County, Washington

EXCEPT that portion lying within Highway and Road.

2. Grantee owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee an Ingress and Egress Access and Utility Easement, the real property owned by Grantee is described as follows:

A tract of land in the Southeast Quarter of Section 4, Township I North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the G. Elkins Short Plat, recorded in Book 3 of Short Plats, Page 64. Records of Skamania County, Washington

EXCEPT that portion lying within Highway and Road.

3. Grantor hereby grants to Grantee a perpetual Ingress and Egress Access and Utility Easement, over, under, and across the following described property:

A tract of land, located in a portion of Lot 2 of the G. Elkins Short Plat, recorded in Book 3 of Short Plats, Page 240, records of Skamania County, Washington. More practically described as follows:

Commencing at the Northwest corner of Lot 2 of the G. Elkins Short Plat, recorded in Book 3 of Short Plats, page 240, records of Skamania County; Thence South 01°00'35" West, along the west line of said Lot 2, a distance of 398.88 feet to the **Point of Beginning**; Thence South 42°14'26" East, a distance of 71.94 feet; Thence South 07°07'33" East, a distance of 41.34 feet; Thence South 27°08'50" West, a distance of 46.87 feet; Thence South 57°02'43" West, a distance of 41.60 feet to a point on the west line of said Lot 2; Thence North 01°00'35" East, along the west line of said Lot 2, a distance of 158.64 feet back to the **Point of Beginning**.

Containing 5,715 square feet more or less.

Said tract of land is depicted in Exhibit A. which is made a part of this document.

4. The rights, duties, and obligations created by this document shall be deemed to run with the lands benefited and burdened by the easement, and inure to and be binding upon the heirs, successors and assigns of the respective parties hereto.
5. Grantee agrees to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of grantee's use of the easement tract, Grantee assumes all risk arising out of its use of the easement tract and Grantor shall have no liability to Grantee or others for any condition existing thereon.
6. Maintenance cost of the easement shall be proportional to the use of easement.
7. Once signed and recorded this easement will supersede any prior easements or agreements between the referenced properties for the access to and from the properties being described herein.
8. The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 4 day of April 2022

George R. Elkins
George R. Elkins

Janet E. Elkins
Janet E. Elkins

STATE OF Washington

County of CLARK

I certify that I know, or have satisfactory evidence that George R. Elkins and Janet E. Elkins, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be voluntary act for the uses and purposes mentioned in the instrument.

Heena Dwivedy
Notary Public of Washington

My Commission Expires: 9.10.25

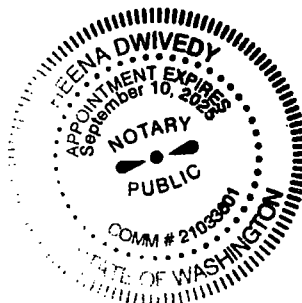


EXHIBIT "A"

