

Skamania County, WA
Total: \$206.50
RMA
Pgs=4

2022-001128

05/31/2022 03:45 PM

Request of: COLUMBIA GORGE TITLE



00013234202200011280040044

WHEN RECORDED RETURN TO:

Sarah Reed
PO Box 1185
Carson, WA 98610

DOCUMENT TITLE(S):

Road Maintenance Agreement

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Jedidiah Wold, Sarah Reed, Jeremy Hastings, Rachel Hastings, Mark Neisler and Marlene Neisler

GRANTEE:

To The Public

ABBREVIATED LEGAL DESCRIPTION:

Lots 1 and 2 PAHISSA SHORT PLAT AF#: 2022000721 and Ptn. Sec 21, T3N, R8E

See Attached Full Legal Description on Page 4

TAX PARCEL NUMBER(S):

03-08-21-2-0-0715-00

03-08-21-2-0-0707-00

03-08-21-2-0-0706-00

ym 5-31-22

Road Maintenance Agreement

Parties

The parties to this agreement shall be the owners, contract purchasers or others having an ownership interest in the following described lands;

A tract of land in the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the COUNTY OF Skamania, State of Washington, described as follows:

Lot 2 of the PAHISSA Short Plat, recorded in Auditor's File Number 2022000721, Skamania County Short Plat Records. 121 Shipherd Falls Rd Carson WA 98610 in regard to the south driveway.

The Parties that have ownership interest are Sarah Reed and Jedidiah Wold, Rachel and Jerry Hastings and Marlene and Mark Neisler.

Covenants

1. Rights and Use of Shared Access Road. The shared Access Road shall be used in such a matter so as not to cause unreasonable damage, destruction, or erosion of the Shared Access Road, or to interfere with or obstruct the right of travel.
2. Maintenance and Repair. All parties listed above shall be responsible for the maintenance and repair of the Shared Access Road. Maintenance and repair shall include grading, addition of road material, drainage, maintenance, pothole repair, plowing, etc. Maintenance and repair costs shall be incurred only upon the consent of a majority of the owners of the parcels responsible for the maintenance and repair costs.
3. Costs of Maintenance and Repair. The owners listed above shall share equally in the costs of maintenance and repair of the Shared Access Road, unless otherwise agreed.
4. Modification. These Covenants may be modified only by a written instrument signed by all of the owners of the Lots and recorded at the time of the modification.
5. Binding Effect. The Covenants set forth in this document shall run with the land as to the Property. These Covenants shall be binding upon and inure to the benefit of the owners of the Lots, their heirs, successors, assigns, lessees and mortgages.

MARLENE NEISLER Marlene Neisler 5/10/02

Print Name Sign Date

Marlene Neisler Marlene Neisler 5/12/22

Print Name Sign Date

Rachel Hastings Rachel Hastings 5/12/22

Print Name Sign Date

Jessie Hastings Jessie Hastings 5/12/22

Print Name Sign Date

Sarah Reed Sarah Reed 5/11/22

Print Name Sign Date

Jedidiah Wald Jedidiah Wald 5-11-22

EXHIBIT 'A'

PARCEL I: 03-08-21-2-0-0715-00

A tract of land in the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the PAHISSA Short Plat, recorded in Auditor's File Number 2022000721, Skamania County Short Plat Records.

PARCEL II: 03-08-21-2-0-0707-00

A tract of land in the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the PAHISSA Short Plat, recorded in Auditor's File Number 2022000721, Skamania County Short Plat Records.

PARCEL III: 03-08-21-2-0-0706-00

A tract of land in the West half of the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 20 feet East and 2,350 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of the said Section 21; thence East 640 feet to the True Point of Beginning, said point being the Southeast corner of a tract of land as described in Book 55 of Deeds at Page 147; thence North 00° 31' 28" East along the East line of said tract a distance of 336.25 feet; thence North 89° 28' 33" West along the North line of said tract, a distance of 126.50 feet; thence South 00° 31' 28" West a distance of 336.25 feet to the South line of said tract; thence South 89° 28' 33" East along the South line of said tract, a distance of 126.50 feet to the True Point of Beginning.