

Skamania County, WA

Total: \$211.50

EASE

Pgs=9

Request of: WILDER & PINES RIVERSIDE CABINS

2022-001139

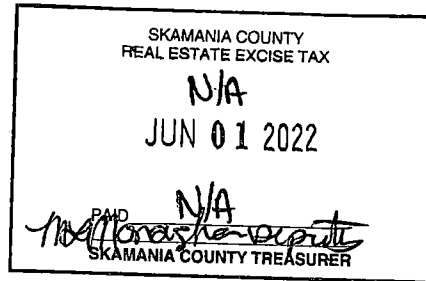
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AFTER RECORDING MAIL TO:

Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204
Attn: Paul Migchelbrink



RELEASE AND RELINQUISHMENT OF EASEMENT

Grantor: **WILDER & PINE RIVERSIDE CABINS, LLC**, a Delaware limited liability company

Grantee: **PORT OF SKAMANIA COUNTY**, a Washington municipal corporation

Abbrev. Legal: LOTS 7, 8, 9, 24, 25 & 26 Blk 2 TOWN OF STEVENSON Bk A/Pg 10-11;
LOTS 10, 11, 12, 13, 20, 21, 22 & 23 Blk 2 PLAT OF STEVENSON Bk A/Pg 10-11

Additional Legal: Exhibit A & Exhibit B
ym 6-1-22

Assessor's Parcel #: 02070111-7000 (Port of Skamania County)
02070111-6900 (Wilder & Pine Riverside Cabins, LLC))

Cross References: 119428 (Deed Granting Easement)

RELEASE AND RELINQUISHMENT OF EASEMENT

This Release and Relinquishment of Easement ("**Agreement**") is dated the ____ day of May, 2022 and entered by and between Port of Skamania County, a Washington municipal corporation ("**Port**") and Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company ("**W&P**"), each a "**Party**" and together the "**Parties**."

RECITALS

- A. Port owns the real estate legally described on the attached **Exhibit A** and referred to individually in this Agreement as the "**Port Property**".
- B. W&P owns the real estate legally described on the attached **Exhibit B** and referred to individually in this Agreement as the "**W&P Property**".
- C. The W&P Property is benefited by a non-exclusive easement for egress only, described as a 5 foot easement for ingress and egress running along the East line of Lot B as described in Exchange Agreement recorded under Auditor's File No. 119426 under Book 143 Page 134, dated May 16, 1994 ("**Egress Easement**"), subject to conditions, including but not limited to that W&P shall design, plan, and construct a well-graded, properly drained and graveled roadway, approximately 12 feet in width, at its sole expense, which roadway shall be available for use by the public in general. The Egress Easement was granted or reserved by a deed recorded on May 16, 1994, under Auditor's File No. 119428 under Book 143 Page 142 ("**Deed**").
- D. By entering into this Agreement, the Parties intend to release and relinquish the Egress Easement including all rights associated specifically with the Egress Easement.

The Parties agree as follows:

AGREEMENT

- 1. **Recitals.** The foregoing recitals are true and correct and are incorporated in this Agreement by reference.
- 2. **Release and Relinquishment of Egress Easement.** Port and W&P, each to and for the benefit of the other, release, relinquish, and reconvey the Egress Easement and all related rights and obligations arising from the Egress Easement. All use restrictions in the area of the Egress Easement are likewise released, relinquished and reconveyed.
- 3. **Covenant Running with the Land.** This Agreement is a covenant that will run with the land and is binding on the Parties, their heirs, successors and assigns.
- 4. **Applicable Law and Jurisdiction.** This Agreement is governed by and will be enforced under the laws of the state of Washington. Venue is proper in Skamania County.

Dated and made effective as of the date set forth above.

GRANTOR

Wilder & Pine Riverside Cabins, LLC,
a Delaware limited liability company

By: 

Travis Dillard, Manager

By: 

Mitchell England, Manager

GRANTEE:

Port of Skamania County,
a Washington municipal corporation

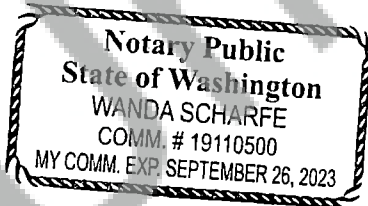
By: 


Pat Albaugh, Executive Director

NOTARY ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF Skamania)

This record was acknowledged before me on May 26, 2022 by Pat Albaugh as the Executive Director of Port of Skamania County, a Washington municipal corporation.

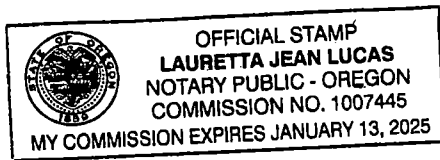



Notary Public for Washington
My commission expires: 9/26/23

STATE OF OREGON)

COUNTY OF) SS
Good River

This record was acknowledged before me on 5/31, 2022 by Travis Dillard as a Manager of Wilder & Pines Riverside Cabins, LLC, a Delaware limited liability company.

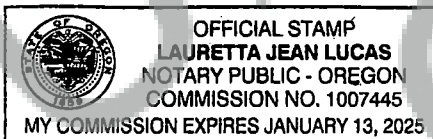


Laretta Jean Lucas
Notary Public – State of Oregon

STATE OF OREGON)

COUNTY OF) SS
Good River

This record was acknowledged before me on 5/31, 2022 by Mitchell England as a Manager of Wilder & Pines Riverside Cabins, LLC, a Delaware limited liability company.



Laretta Jean Lucas
Notary Public – State of Oregon

EXHIBIT A

(Port Property)

Adjusted Tax Parcel 02070111-7000:

A parcel of land lying within the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lots 10, 11, 12, 13, 20, 21, 22, and 23, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington.

TOGETHER WITH that portion of the vacated alley lying between Lots 10, 11, 12, 13 and Lots 20, 21, 22, and 23 all in said Block 2.

ALSO TOGETHER WITH that portion of the vacated street being 60 feet wide lying Southerly of Lots 10, 11, 12, and 13 of said Block 2.

ALSO TOGETHER WITH that portion of Lot 24, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northeast corner of said Lot 23;

THENCE South $33^{\circ} 10' 11''$ East, along the East line of said Lot 23, a distance of 63.00 feet;

THENCE leaving said East line, North $56^{\circ} 49' 49''$ East, a distance of 9.00 feet;

THENCE North $33^{\circ} 10' 11''$ West, parallel with and 9.00 feet Easterly of said East line, a distance of 63.00 feet to a point on the North line of said Lot 24;

THENCE South $56^{\circ} 49' 49''$ West, along said North line, a distance of 9.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of Lot 10, Lot 23 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northeast corner of said Lot 23;

THENCE South $33^{\circ} 10' 11''$ East, along the East line of said Lot 23, a distance of 63.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South $33^{\circ} 10' 11''$ East, along said East line and the Southerly projection thereof, a distance of 123.00 feet to a point on the East line of said Lot 10;

THENCE leaving said East line, South $56^{\circ} 49' 49''$ West, a distance of 5.00 feet;

THENCE North 33° 10' 11" West, parallel with and 5.00 feet Westerly of said East line, a distance of 123.00 feet to a point which bears South 56° 49' 49" West from the TRUE POINT OF BEGINNING;

THENCE North 56° 49' 49" East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

Hereinafter irrevocably bound as one legal lot of record containing 29,552 square feet, more or less.

Bearings based on the Washington State Plane Coordinate System, South zone 4602, NAD83(2011), U.S. Survey Feet, ground distances.

EXHIBIT B

(W&P Property)

Adjusted Tax Parcel 02070111-6900:

A parcel of land lying within the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lots 7, 8, 9, 24, 25, and 26, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington.

TOGETHER WITH that portion of the vacated alley lying between Lots 7, 8, 9, 24, 25 and 26, Block 2.

ALSO TOGETHER WITH that portion of the vacated Front Street, being 60 feet wide, as described under Auditor's File No. 2007165225, lying Southerly of Lots 7, 8, and 9 of said Block 2.

ALSO TOGETHER WITH that portion of Lot 10, Lot 23 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northeast corner of said Lot 23;

THENCE South 33° 10' 11" East, along the East line of said Lot 23, a distance of 63.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 33° 10' 11" East, along said East line and the Southerly projection thereof, a distance of 123.00 feet to a point on the East line of said Lot 10;

THENCE leaving said East line, South 56° 49' 49" West, a distance of 5.00 feet;

THENCE North 33° 10' 11" West, parallel with and 5.00 feet Westerly of said East line, a distance of 123.00 feet to a point which bears South 56° 49' 49" West from the TRUE POINT OF BEGINNING;

THENCE North 56° 49' 49" East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 6, Lot 27 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northwest corner of said Lot 27;

THENCE South 33° 10' 11" East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7;

THENCE leaving said West line, North 56° 49' 49" East, a distance of 5.00 feet;

THENCE North 33° 10' 11" West, parallel with and 5.00 feet Easterly of said West line, a distance of 145.00 feet to a point on the North line of said Lot 27;

THENCE South 56° 49' 49" West, along said North line, a distance of 5.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of Lot 7, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Lot 27;

THENCE South 33° 10' 11" East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7 and the TRUE POINT OF BEGINNING;

THENCE continuing South 33° 10' 11" East, along said East line, a distance of 91.00 feet to the Southeast corner of said Lot 7;

THENCE South 56° 49' 49" West, along the South line of said Lot 7, a distance of 5.00 feet;

THENCE leaving said South line, North 33° 10' 11" West, parallel with and 5.00 feet Westerly of the East line of said Lot 7, a distance of 91.00 feet to a point which bears South 56° 49' 49" West from the TRUE POINT OF BEGINNING;

THENCE North 56° 49' 49" East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT that portion of Lot 24, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northeast corner of said Lot 23;

THENCE South 33° 10' 11" East, along the East line of said Lot 23, a distance of 63.00 feet;

THENCE leaving said East line, North 56° 49' 49" East, a distance of 9.00 feet;

THENCE North 33° 10' 11" West, parallel with and 9.00 feet Easterly of said East line, a distance of 63.00 feet to a point on the North line of said Lot 24;

THENCE South 56° 49' 49" West, along said North line, a distance of 9.00 feet to the POINT OF BEGINNING.

SUBJECT TO a 20.00 foot wide easement for Public Trail over and across Lot 7, 8, 9, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington, the North line of which is described as follows:

COMMENCING at the Southwest corner of said Lot 9;

THENCE North 33° 10' 11" West, along the West line of said Lot 9, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said West line, North 48° 00' 00" East, a distance of 33.96 feet;

THENCE North 64° 00' 00" East, a distance of 41.77 feet to a point on the East line of said Lot 7, said point being North 33° 10' 11" West, a distance of 50.00 feet from the Southeast corner of said Lot 7, said point also being the TERMINUS of said North line.

The sidelines of said 20.00 foot wide easement shall be lengthened or shortened as necessary to intersect the West line of said Lot 9 and East line of said Lot 7.

Hereinafter irrevocably bound as one legal lot of record containing 22,518 square feet, more or less.

Bearings based on the Washington State Plane Coordinate System, South zone 4602, NAD83(2011), U.S. Survey Feet, ground distances.