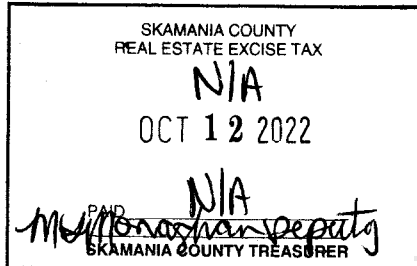




RETURN ADDRESS:

Catie Cejka
1211 Labarre Rd
Washougal WA 98671



ACCESS AND UTILITY EASEMENT

REFERENCE NO. OF RELATED
DOCUMENT(S):

N/A

GRANTOR:

GARY BALOGH AND JOYCE BALOGH

GRANTEE:

CATIE ELIZABETH CEJKA AND
SAMANTHA ARNOLD

ASSESSOR'S TAX PARCEL NO(S):

02050000800100 & 02050000800200

Im 10/12/22

This Agreement made this 20 day of September, 2022, between GARY BALOGH AND JOYCE BALOGH, husband and wife, hereinafter called "GRANTOR" and CATIE ELIZABETH CEJKA AND SAMANTHA ARNOLD, wife and wife, hereinafter collectively called "GRANTEE"

RECITALS:

WHEREAS, Grantor owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee an Access Easement for ingress and egress. The real property owned by Grantor is described as follows:

See Exhibit "A" which is made a part of this document.

WHEREAS, Grantee owns certain real property located in Skamania County, Washington, over which Grantor is willing to convey to Grantee an Access Easement for ingress and egress. The real property owned by Grantee is described as follows:

See Exhibit "B" which is made a part of this document.

WHEREAS, Grantor grants to Grantee an Access Easement for the benefit of both parties.

WHEREAS, Grantee desires an Access Easement from Grantor, being an express easement over, under, and across a portion of Grantors property to provide ingress, egress, and access to and from Labarre Road and for the construct, maintenance, repair, and improvements of any on said access.

NOW, THEREFORE, Grantor, in consideration of the recitals which are incorporated herein by this reference, and other good and valuable consideration, the receipt of which is hereby acknowledged, and grants for itself and its successors and assigns, as follows:

1. Easement. Grantor does hereby grant, convey, establish, and create an Access Easement for the benefit of Grantee and its agents, successors, assigns, tenants, and invitees, a perpetual nonexclusive Access Easement, the "Easement" over, under, and across a portion of Grantors property, described on Exhibit "C" and shown on Exhibit "D", attached hereto, and incorporated herein by this reference the "Easement Area"). The parties, and its heirs, successors, assigns, employees, licensees, agents, invitees, tenants, and/or independent contractors, shall have the right and ability at such times as deemed necessary by them to enter upon, the "Easement Area" for the purpose of ingress, egress, and access for maintaining, repairing, and replacing any road surface necessary or desirable to service all or any portion of "Easement Area", without limitation.
2. No Obstruction. Grantee, nor his successors, assigns, tenants, and invitees shall permanently or unreasonably, obstruct, impede, or interfere in the reasonable use of the Easement or Easement Area by the other.
4. Definition of Owner. As used herein, "owner" or "owners" shall mean the record owner or owners, whether one or more persons or entities of a fee simple title to those having such interests merely as security for the performance of an obligation
5. Easement to Run with the Land; Binding on Successors and Assigns. The easements, restrictions, benefits, and obligations created hereunder shall run with the land and shall be binding upon and run for the benefit or burden of the owners of all or any portion of said "Easement Area", their heirs, administrators, personal representatives, successors and assigns, and all persons and parties claiming by or through any of them in perpetuity.
7. Maintenance and Repair. The Parties shall share equally in the costs of maintaining the "Easement Area". If any "Owner", or it tenants or their respective agents, cause damage to any portion of the "Easement Area", or other extraordinary activity, shall, at its own cost, cause the damaged improvements to be repaired and restored to a condition at least equal in quality to the condition of such improvement prior to such damage.

IN WITNESS WHEREOF, this Easement Agreement has been executed as of the day and year first hereinabove set forth,

"BALOGH"

GRANTOR

Gary D. Balogh

GARY BALOGH

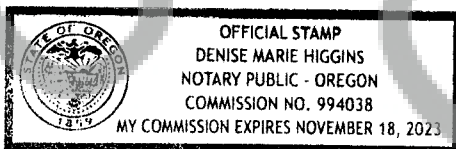
Joyce Balogh

JOYCE BALOGH

Oregon
STATE OF ~~WASHINGTON~~)
COUNTY OF Clackamas)

I certify that I know, or have satisfactory evidence, that GARY BALOGH AND JOYCE BALOGH, husband, and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be there free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed on September 20th, 2022



Denise M Higgins

Notary Signature

Denise M Higgins

Notary printed name

NOTARY PUBLIC in the State of Oregon ~~Washington~~

My Appointment Expires: Nov 18 2023

Exhibit "A"

FILED FOR RECORD AT REQUEST OF
AFTER RECORDING RETURN TO;

BOYD & GAFFNEY
ATTORNEYS AT LAW
413 NE Everett Street
Camas, WA 98607

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Richard & Sherrill Balogh*
JAN 26 11 36 AM '94
G. Bartels
AUDITOR
GARY H. OLSON

118589

QUITCLAIM DEED

BOOK 411 PAGE 63

THE GRANTORS, RICHARD BALOGH and SHERRILL BALOGH, husband and wife, residing at MP 1.40 L La Barre Road, Washougal, County of Skamania, Washington, for and in consideration of mutual Quit Claim Deeds executed this same date, conveys and quitclaims to GARY BALOGH and JOYCE BALOGH, husband and wife, residing at 5514 SE Nehalem, Portland, County of Multnomah, Oregon, the following described real property located in Skamania County, State of Washington and more particularly described as follows:

BEGINNING at a point on the North line of the Southwest one-quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, which bears South 88°19'10" East, 1,482.57 feet from the Northwest corner of said Southwest one-quarter;

THENCE North 88°19'10" West, 1,482.57 feet to the Northwest corner of said Southwest one-quarter;

THENCE South 01°37'39" West, 2,636.31 feet along the West line of said Southwest one-quarter to the Southwest corner of said Southwest one-quarter;

THENCE South 89°21'18" East, 1,706.11 feet along the South line of said Southwest one-quarter to a point on the centerline of La Barre Road;

THENCE North 19°58'04" East, following said centerline, 154.09 feet to the start of a 300-foot radius curve to the left, the chord of which bears North 17°52'52" West, 368.15 feet;

QUITCLAIM DEED - PAGE 1

Registered ☒
Indexed ☒
Indirect ☒
Filmed ☒
Mailed ☒

016391
REAL ESTATE EXCISE TAX

JAN 26 1994
PAID *Exempt*
Ed. Smith
SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Auditor
By *210* Parcel # *02 05 00 00 9000 00*
1-26-94

THENCE along said curve 396.35 feet;

THENCE North 55°43'49" West, along said centerline, 103.10 feet;

THENCE South 57°57'59" West, 585.33 feet;

THENCE North 20°06'19" West, 366.92 feet;

THENCE North 01°37'39" East, 574.67 feet;

THENCE North 47°58'07" East, 536.41 feet;

THENCE South 89°21'18" East, 158.65 feet to a point on the centerline of La Barre Road, said point being on a 600-foot radius curve to the right, the chord of which bears North 20°37'13" East, 44.04 feet;

THENCE along said curve, 44.05 feet to a point that bears South 01°37'39" East, from the POINT OF BEGINNING;

THENCE North 01°37'39" East, parallel with said West line of said Southwest one-quarter, 1,051.04 feet to the POINT OF BEGINNING.

Contains 79.25 acres.

TOGETHER WITH the following described easement for ingress and egress, being 15 feet on each side of the following described line.

COMMENCING at a point on the South line of the Southwest one-quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, which bears South 89°21'18" East, 1,706.11 feet from the Southwest corner of said Southwest one-quarter, said point being at the centerline of La Barre Road;

THENCE North 19°58'04" East, following said centerline, 154.09 feet to the start of a 300-foot radius curve to the left, the chord of which bears North 17°52'52" West, 368.15 feet, being the POINT OF BEGINNING;

THENCE South 55°31'10" West, 94.41 feet;

THENCE South 80°45'52" West, 77.97 feet;

THENCE North 62°17'21" West, ;79.99 feet to the terminus of said line;

ALSO TOGETHER WITH the following described easement for ingress and egress, being 15 feet on each side of the following described line.

COMMENCING at a point on the North line of the Southwest one-quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, which bears North 88°19'10" West, 122.57 feet from the Northeast corner of said Southwest one-quarter;

THENCE South 01°37'39" West, 132.55 feet to the POINT OF BEGINNING;

THENCE South 88°00'00" East, 318.73 feet;

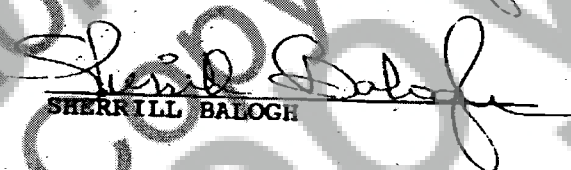
THENCE South 64°00'00 East, 250.00 feet;

THENCE South 82°00'00 East, 100.00 feet;

THENCE South 60°00'00" East, 75.00 feet to a point at the centerline of La Barre Road, being the terminus of said line.

Dated this 8th day of December, 1993.


RICHARD BALOGH


SHERRILL BALOGH

STATE OF WASHINGTON)


COUNTY OF CLARK)

ss:

ON THIS DAY PERSONALLY APPEARED BEFORE ME, RICHARD BALOGH and SHERRILL BALOGH, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal this 8th day of December, 1993.




NOTARY PUBLIC in and for the State of Washington, residing at: Washouet, WA

My Commission expires: 11-21-95

QUITCLAIM DEED

Exhibit "B"

Skamania County, WA 2021-000733
Total: \$104.50
DEED 03/03/2021 01:57 PM
Page 2
Request of: COLUMBIA GORGE TITLE

When recorded return to:
Catie Elizabeth Cejka and Samantha Arnold
1211 Labarre Road
Washougal, WA 98671

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-141736

QUIT CLAIM DEED

THE GRANTOR(S)

Catie Cejka, spouse of Samantha Arnold

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quit claims to

Catie Elizabeth Cejka and Samantha Arnold, wife and wife

the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) herein:

A tract of land in the Southwest Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:
Lot 1 of the RANCH ESTATES AT NORTH FORK Short Plat, recorded in Auditor File No. 2007167426, Skamania County Records.

Abbreviated Legal: (Required if full legal not inserted above.)

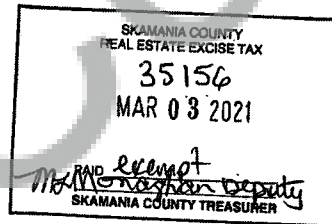
G.S.
Tax Parcel Number(s): 02050000800200,

Skamania County Assessor

Date 3/3/21 Parcel# 2-5-8002
G.S.

Dated: February 26, 2021

Catie Cejka



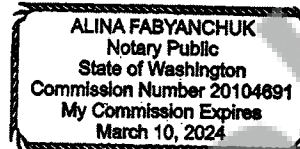
QUIT CLAIM DEED
(continued)

State of WASHINGTON
County of SKAMANIA

I certify that I know or have satisfactory evidence that Catie Celka is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/26/2024

Name: Alina Fabyanchuk
Notary Public in and for the State of WA
Residing at: Vancouver
My appointment expires: March 10, 2024



Unofficial Copy

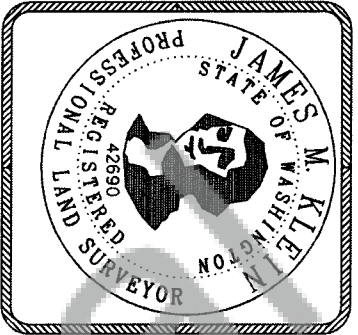
EXHIBIT "C"
LEGAL DESCRIPTION
EASEMENT AREA

A strip of land being 30 feet in width, lying within a portion of that certain tract of land conveyed to Gary Balogh and Joyce Balogh, husband and wife, recorded in Quit Claim Deed, Book 141, Page 63, Auditor File No. 118589, located in the Southwest quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being 15.00 feet on each side of the following described centerline:

Commencing at the Southeast corner of Lot 1 of the RANCH ESTATES AT NORTH FORK, Short Plat, recorded in Auditor File No. 2007167426, Skamania County records; thence North 57°57'58" East, 158.57, along the Southerly line of said Lot 1; thence South 32°02'02" East, 15.00 feet to the **Point of Beginning** of this description; thence North 57°57'58" East, 270.94 feet; thence South 62°17'21" East, 61.62 feet; thence North 80°45'52" East, 77.97 feet; thence North 55°31'10" East, 94.41 feet to the centerline of Labarre Road and the **Point of Terminus** of said centerline

The sidelines of said strip of land, to be lengthened or shorten as necessary to intersect the centerline of Labarre Road.

EXHIBIT "D"



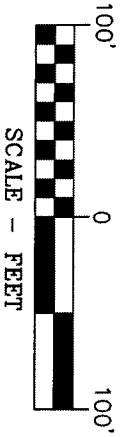
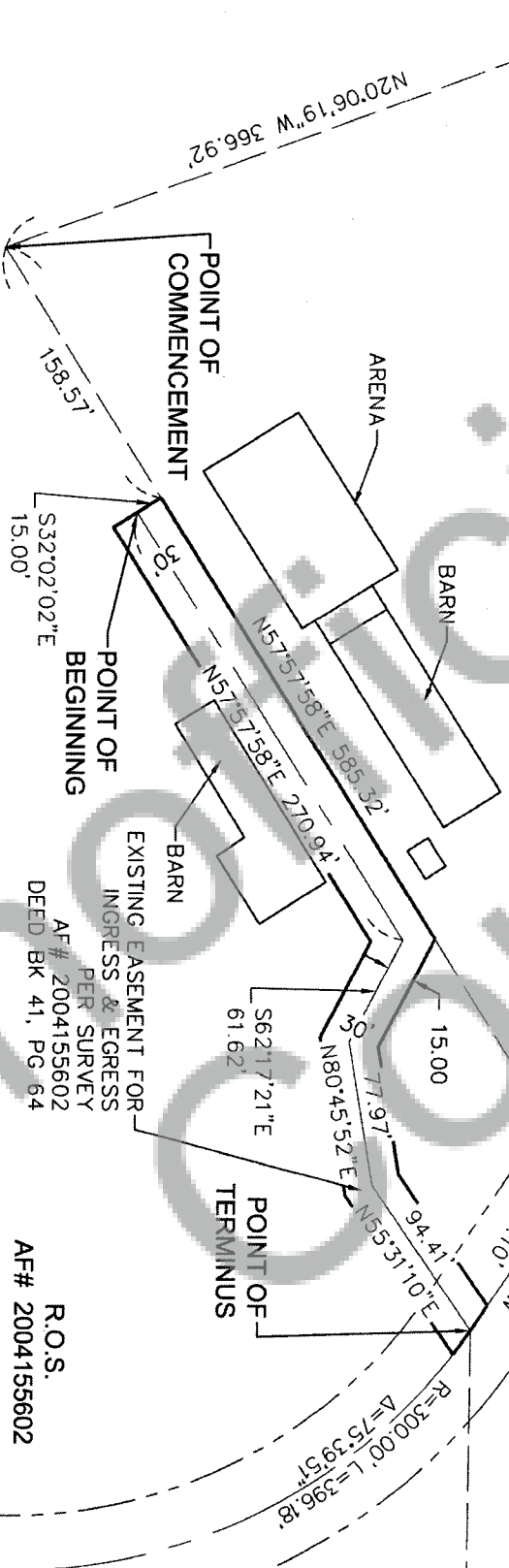
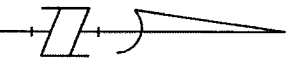
RANCH ESTATES AT NORTH FORK
SHORT PLAT

LOT 1

GARAGE

HOUSE

LABARRE ROAD



BASIS OF BEARINGS
RECORD OF SURVEY
RANCH ESTATES AT NORTH FORK
AF# 2007167426

LOCATED IN THE SW 1/4,
SECTION 28, T2N, R5E, W.M.
SKAMANIA COUNTY



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street, Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT:	220613
FILE NO.:	220613
DATE:	06/21/2022
DRAWN BY:	EXPERT
DESIGNED BY:	N/A
CHECKED BY:	K
APPROVED BY:	K
SHEET:	1 OF 1 SHEETS