

Skamania County, WA

Total: \$262.50

EASE

Pgs=10

Request of: TIMOTHY ROOT

2023-001289

09/12/2023 04:03 PM



00016787202300012890100106

Return Address:

Timothy Root
281 Silver Star Lane
Washongal, WA 98671

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Easement Deed for Ingress and Egress 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page 1 of document

Grantor(s) Exactly as name(s) appear on document

1. Rachel Marie Rand

2. _____

Additional names on page _____ of document.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAXN/A
SEP 12 2023PAID N/A
K. S. Deputy
SKAMANIA COUNTY TREASURER

Grantee(s) Exactly as name(s) appear on document

1. Timothy D. Root

2. Samara A. Root

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 1 Robert Rand S/P BK 3/Pg 29 Plus BLA-BK 1995 PG 470
AND Lot 2 Robert Rand S/P BK 3/Pg 294

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned 02053300250700

and

02053300250600

☒ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

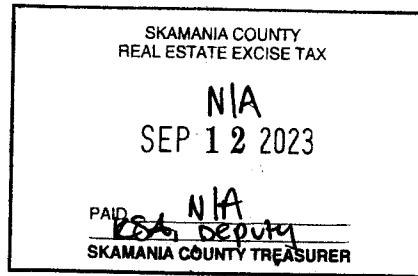
Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

This document Prepared by:

Timothy D. Root / Ph (503) 891-1559
271 Silver Star Lane
Washougal, WA 98671

When recorded mail to:

Timothy Root
281 Silver Star Lane
Washougal, WA 98671



EASEMENT DEED FOR INGRESS AND EGRESS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rachel Marie Rand, whose address is
22 Silver Star Lane
Washougal, WA 98671

, Grantor

hereby GRANT(S) to Timothy D. Root and Samara A. Root, a married couple, whose address is
271 Silver Star Lane
Washougal, WA 98671

, Grantee(s)

a(n) Non-Exclusive easement for ingress and egress and incidental purposes over the
following described real property ("Servient Tenement") in the City of Washougal
County of Skamania, State of Washington. APN#: 02053300250700

Abbreviated legal description:

LOT 1 ROBERT RAND S/P BK 3/PG 29 PLUS BLA-BK 1995 PG 470

and fully described in Exhibit A on pg. 3, attached hereto and incorporated herein.

Said Non-Exclusive easement is appurtenant to and for the benefit of the following
described real property ("Dominant Tenement") in the City of Washougal
County of Skamania, State of Washington. APN#: 02053300250600

Abbreviated legal description:

LOT 2 ROBERT RAND S/P BK 3/PG 294

and fully described in Exhibit B on pg. 4, attached hereto and incorporated herein.

This appurtenant Non-Exclusive easement is described as a portion of the Servient
Tenement and more specifically described in Exhibit C attached hereto and incorporated herein.

This appurtenant Non-Exclusive easement shall run with the lands described above and for
the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the
grantor and grantee.

Purpose of easement:

Purpose of Use: This is a Right of Way Easement, giving the Grantees access from Point A to Point B from Silver Star Lane to the Robert Rand short plat over the existing driveway.

The following Exhibits are attached hereto and made a part of this Easement

Exhibit A - Servient Tenement Description, Exhibit B - Dominant Tenement Description

Exhibit C - Easement Legal Description, Exhibit D - Easement Survey

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the ☐ Grantor / ☒ Grantee - index under the names of the respective parties.

IN WITNESS WHEREOF, Parties have made and executed the foregoing easement agreement on the 11th day of September, 2023.

Signature: [Signature]
Print Name: Timothy Root
Capacity: _____

Signature: R M Rand
Print Name: Rachel M. Rand
Capacity: _____

Signature: Samara Root
Print Name: Samara Root
Capacity: _____

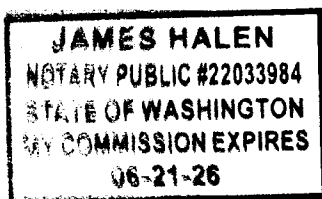
Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this indenture

STATE OF WA)
COUNTY OF Clark) SS)

I certify that I know or have satisfactory evidence that Timothy & Samara Root
Rachel Rand
is the person who appeared before me, and acknowledged / signed this instrument to be
A voluntary act for the purposes mentioned in the instrument.

Dated this 11th day of September, 2023



[Signature]
Notary in and for the State of WA
Employed or residing in Clark
My commission expires: 06-21-26

EXHIBIT A
Servient Tenement Description

APN #: 02053300250700

Commonly known as: 22 Silver Star Lane

Legal description:

Lot 1 of the Robert Rand Short Plat, recorded under Auditor File No. 126939 & BLA recorded in Book 1995, Page 470, Tax Parcel 02053300250700

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EXHIBIT B
Dominant Tenement Description

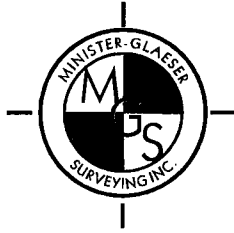
APN #: 02053300250600

Commonly known as: 271 Silver Star Lane

Legal description:

LOT 2 OF THE ROBERT RAND SHORT PLAT RECORDED IN BOOK 3 SHORT PLATS
PG 294 SKAMANIA COUNTY RECORDS

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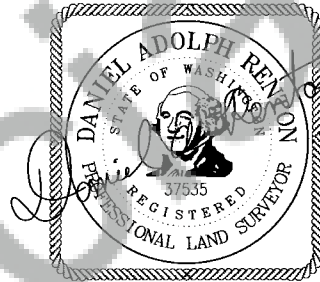
Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

AUGUST 28, 2023

08-28-2023

EXHIBIT "C"



INGRESS, EGRESS AND UTILITY EASEMENT

A variable width easement for ingress, egress and utilities, over, under and across Lot 1 of the "Robert Rand" Short Plat as recorded in Book 3 of Short Plats, at Page 294, Skamania County, Washington, Auditors Records, describe as follows;

COMMENCING at the Northeast corner of said Lot 1;

Thence South $87^{\circ}50'18''$ West, along the North line of said Lot 1, for a distance of 64.54 feet to the **TRUE POINT OF BEGINNING**;

Thence South $87^{\circ}50'18''$ West, continuing along said North line, for a distance of 102.55 feet;

Thence South $86^{\circ}31'41''$ East, leaving said North line, for a distance of 39.35 feet to the beginning of a tangent 100.00-foot radius curve to the right;

Thence along the arc of a tangent 100.00-foot radius curve to the right, the long chord of which bears South $81^{\circ}02'03''$ East, for a chord distance of 19.15 feet, through a central angle of $10^{\circ}59'14''$, for an arc distance of 19.18 feet;

Thence South $75^{\circ}32'26''$ East, for a distance of 42.84 feet to the beginning of a tangent 82.00-foot radius curve to the right;

Thence along the arc of a tangent 82.00-foot radius curve to the right, the long chord of which bears South $53^{\circ}55'03''$ East, for a chord distance of 60.43 feet, through a central angle of $43^{\circ}14'45''$, for an arc distance of 61.89 feet;

Thence South $32^{\circ}17'41''$ East, for a distance of 2.75 feet to the beginning of a tangent 33.00-foot radius curve to the right;

Thence along the arc of a tangent 33.00-foot radius curve to the right, the long chord of which bears South $03^{\circ}38'14''$ East, for a chord distance of 31.65 feet, through a central angle of $57^{\circ}18'54''$, for an arc distance of 33.01 feet;

Thence South $25^{\circ}01'13''$ West, for a distance of 8.56 feet to the beginning of a tangent 35.00-foot radius curve to the right;

Thence along the arc of a tangent 35.00-foot radius curve to the right, the long chord of which bears South $40^{\circ}31'39''$ West, for a chord distance of 18.72 feet, through a central angle of $31^{\circ}00'51''$, for an arc distance of 18.95 feet;

Thence South $56^{\circ}02'04''$ West, for a distance of 14.44 feet to the beginning of a tangent 155.00-foot radius curve to the right;

Thence along the arc of a tangent 155.00-foot radius curve to the right, the long chord of which bears South $60^{\circ}29'22''$ West, for a chord distance of 24.08 feet, through a central angle of $08^{\circ}54'36''$, for an arc distance of 24.10 feet;

Thence South $64^{\circ}56'40''$ West, for a distance of 71.68 feet to the beginning of a tangent 90.00-foot radius curve to the right;

Thence along the arc of a tangent 90.00-foot radius curve to the right, the long chord of which bears South $66^{\circ}52'57''$ West, for a chord distance of 6.09 feet, through a central angle of $03^{\circ}52'33''$, for an arc distance of 6.09 feet;

Thence South $68^{\circ}49'14''$ West, for a distance of 41.43 feet to the beginning of a tangent 110.00-foot radius curve to the left;

Thence along the arc of a tangent 110.00-foot radius curve to the left, the long chord of which bears South $67^{\circ}07'09''$ West, for a chord distance of 6.53 feet through a central angle of $03^{\circ}24'09''$, for an arc distance of 6.53 feet;

Thence South $65^{\circ}25'04''$ West, for a distance of 23.79 feet to the beginning of a tangent 110.00-foot radius curve to the left;

Thence along the arc of a tangent 110.00-foot radius curve to the left, the long chord of which bears South $63^{\circ}22'21''$ West, for a chord distance of 7.85 feet, through a central angle of $04^{\circ}05'27''$, for an arc distance of 7.85 feet;

Thence South $61^{\circ}19'38''$ West, for a distance of 28.07 feet to the beginning of a tangent 110.00-foot radius curve to the left;

Thence along the arc of a tangent 110.00-foot radius curve to the left, the long chord of which bears South $58^{\circ}37'53''$ West, for a chord distance of 10.35 feet, through a central angle of $05^{\circ}23'30''$, for an arc distance of 10.35 feet;

Thence South $55^{\circ}56'07''$ West, for a distance of 19.19 feet to the North Right of Way line of "Silver Star Lane" (Private Road Easement);

Thence North $70^{\circ}34'49''$ East, along said North Right of Way line, for a distance of 176.39 feet;

Thence North $64^{\circ}56'40''$ East, leaving said North Right of Way line, for a distance of 38.97 feet to the beginning of a tangent 175.00-foot radius curve to the left;

Thence along the arc of a tangent 175.00-foot radius curve to the left, the long chord of which bears North $60^{\circ}29'22''$ East, for a chord distance of 27.19 feet, through a central angle of $08^{\circ}54'36''$, for an arc distance of 27.21 feet;

Thence North $56^{\circ}02'04''$ East, for a distance of 14.44 feet to the beginning of a tangent 55.00-foot radius curve to the left;

Thence along the arc of a tangent 55.00-foot radius curve to the left, the long chord of which bears North $42^{\circ}07'37''$ East, for a chord distance of 26.44 feet; through a central angle of $27^{\circ}48'54''$, for an arc distance of 26.70 feet;

Thence North $00^{\circ}57'13''$ East, for a distance of 62.40 feet;

Thence North $32^{\circ}17'41''$ West, for a distance of 1.38 feet to the beginning of a tangent 102.00-foot radius curve to the left.

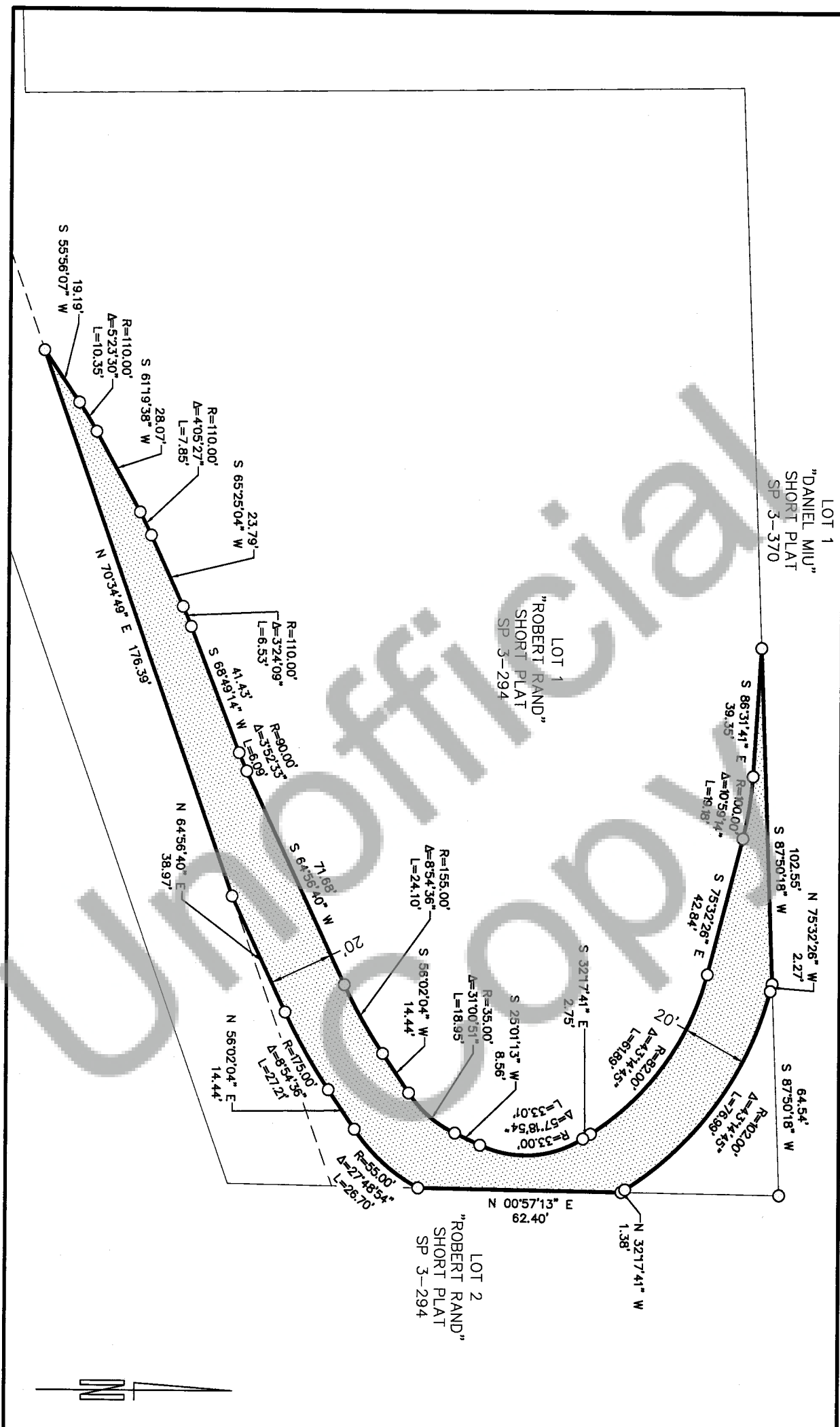
Thence along the arc of a tangent 102.00-foot radius curve to the left, the long chord of which bears North $53^{\circ}55'03''$ West, for a chord distance of 75.17 feet, through a central angle of $43^{\circ}14'45''$, for an arc distance of 76.99 feet;

Thence North $75^{\circ}32'26''$ West, for a distance of 2.27 feet to the **TRUE POINT OF BEGINNING**;

CONTAINING: 7188 square feet of land, more or less

BASIS OF BEARING: NAD83_2011 (EPOCH:2010.0000), WASHINGTON, STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

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<p>MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313</p>	<p>EXHIBIT "D" TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>08-28-2023</p>	<p>SCALE: 1"=40'</p> <p>JOB NO. 23-263</p> <p>DATE: 08-28-2023</p> <p>DWG FILE: 23263EX1</p> <p>DRAWN BY: DAR</p> <p>SHEET: 1 OF 1</p>
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