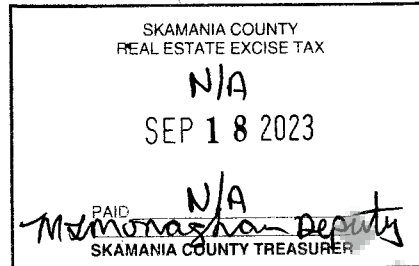




After Recording Deliver to:  
Andrea Wilbanks  
P.O. Box 131  
North Bonneville, WA 98639



### GRANT OF EASEMENT

This Agreement made this 13<sup>th</sup> day of September, 2023, between ROCHELLE MARIE POLSON, a married person as her separate estate, hereinafter called "GRANTOR" and WESLEY V. WILBANKS and ANDREA M. WILBANKS, husband and wife, hereinafter collectively called "GRANTEE".

Assessor's Property Tax Parcel/Account Number – 02070241040000

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

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

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

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

3. Grantor hereby grants to Grantee an Access and Utility Easement for access and for the installation and maintenance of utilities over, under, and across the following described property:

See legal description on Exhibit "C" and shown on Exhibit "D" which is made a part of this document.

4. The true and actual consideration paid for this easement is \$1.00 and other good and valuable consideration.

5. 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.
6. 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 strip, Grantee assumes all risk arising out of its use of the easement strip and Grantor shall have no liability to Grantee or others for any condition existing thereon.
7. The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 13<sup>th</sup> day of September, 2023

GRANTOR: ROCHELLE MARIE POLSON

Rochelle Polson  
By: ROCHELLE MARIE POLSON  
Marie

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA ) ss

September 13<sup>th</sup>, 2023

Personally appeared ROCHELLE MARIE POLSON, who, being duly sworn did say that said instrument was signed and sealed on behalf of her and acknowledged said instrument to be of her voluntary act and deed.

Before Me:

SR Carter  
Notary Public of ~~Washington~~ Arizona  
My Commission Expires: 4/6/24



# EXHIBIT "A"

139843

BOOK 205 PAGE 1

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Christopher Lanz

Dec 6 4 32 PM '00

*Oxley*  
AUDITOR  
GARY H. OLSON

Filed for Record at request of:

REAL ESTATE EXCISE TAX

Christopher R. Lanz  
Attorney at Law  
P.O. Box 848  
Stevenson, WA 98648

21231  
DEC 6 2000  
PAID *GARY H. OLSON*  
SKAMANIA COUNTY TREASURER

## DEED OF PERSONAL REPRESENTATIVE

THE GRANTOR, ROCHELLE MARIE POLSON, in her capacity as Personal Representative of the Estate of NEWELL ANGUS TUCKER, deceased, in settling said Estate, does hereby convey and warrant to ROCHELLE M. POLSON, a married person as her separate estate, the following described real property situated in Skamania County, State of Washington, to wit:

A tract of land located in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:  
Beginning at the southwest corner of Lot 8 in Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence South along the Section lines between Sections 1 and 2 of said Township and Range, 344.67 feet; and thence South 77° 25' West 691.56 feet to the initial point of the tract herein described; thence South 46° 00' West 424.5 feet to the intersection with the division line between the Northeasterly and Southwesterly halves of the Baughman D.L.C.; thence North 64° 10' West 413.0 feet, more or less, along the said division line to the intersection with the Westerly line of the said D.L.C.; thence North 00° 01' West along said division line 526.94 feet to the Northerly bank of Foster Creek; thence in an Easterly direction along the Northerly bank of Foster Creek to a point North 29° 31' West of the initial point; thence South 29° 31' East 523.7 feet to the initial point, EXCEPT that portion thereof lying Southwesterly of the County Road known and designated as the Foster Creek Road.

Tax Lot No: 02 07 02 4 1 0400 00

Gary H. Martin, Skamania County Assessor  
Date 12/6/00 Parcel # 2-7-2-4-1-000

NEWELL ANGUS TUCKER died on February 20, 1999, and ROCHELLE MARIE POLSON was confirmed as Personal Representative of his Estate on March 11, 1999, and ever since has been as is now the duly appointed, qualified and acting Personal Representative thereof. This Deed is made pursuant to an Order of Solvency entered in The Matter of the Estate of NEWELL ANGUS TUCKER, deceased, under Probate Cause No. 99-4-00006-3 in the Superior Court of Skamania County, Washington, on March 11, 1999.

DEED OF PERSONAL REPRESENTATIVE  
Page 1 of 2

BOOK 206 PAGE 2

DATED this 6 day of December, 2000.

Rochelle M. Polson  
ROCHELLE M. POLSON, Personal  
Representative of the Estate of NEWELL  
ANGUS TUCKER, Deceased.

STATE OF WASHINGTON )

County of Skamania )

On this day personally appeared before me ROCHELLE MARIE POLSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and seal of the State of Washington, this 6 day of December, 1999.

STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires April 28, 2002

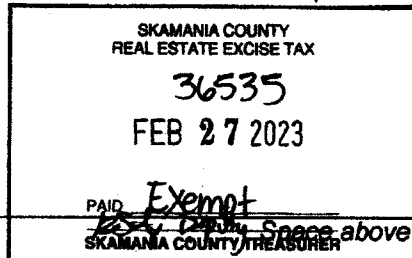
Christopher D. Hays  
Notary Public for Washington  
Residing at Everett, WA  
My commission expires 4/28/2002

# EXHIBIT "B"

Skamania County, WA 2023-000259  
Total: \$205.50  
DEED 02/27/2023 01:08 PM  
Pgs=3  
Request of: ANDREA WILLBANKS  
00015366202300002590030035

When Recorded Return To:

Name: Andrea Wilbanks  
Address: P.O. Box 131  
North Bonneville, WA 98639



Assessor's Property Tax Parcel or Account #: 02070241050000

Reference Numbers of Documents Assigned or Released: \_\_\_\_\_

## WASHINGTON QUIT CLAIM DEED

STATE OF WASHINGTON  
Skamania COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of  
Ivan W. Howell (\$ 0) in hand paid to  
Eran E. Howell, a \_\_\_\_\_, residing at \_\_\_\_\_

(hereinafter known as the "Grantor(s)") hereby remise, release, and forever quitclaim to  
Andrea M. Wilbanks, a \_\_\_\_\_, residing at  
Wesley V. Wilbanks

(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the  
following described real estate, situated in Skamania County, Washington, to-wit:

see attached page

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto  
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and  
claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit  
and behoof of the said second party forever.

Eran E. Howell

Ivan W. Howell  
Grantor's Signature

Grantor's Signature

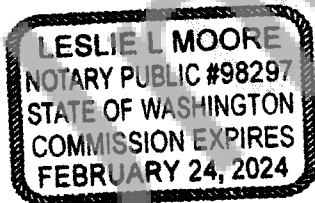
Grantor's Name  
Ivan W. Howell  
Street Address Foster Cr. Rd.  
Stevenson, WA. 98648  
City, State & ZIP

Grantor's Name  
Eran E. Howell  
Street Address 230 S.W. Howell Rd.  
Stevenson, WA. 98648  
City, State & ZIP

STATE OF Washington  
COUNTY OF Skamania

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ivan W. Howell & Eran E. Howell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 02/22/2023 (mm/dd/yyyy)



Leslie L. Moore  
Notary Public

My Commission Expires: 2/24/2024

## **EXHIBIT "C"**

### **Access and Utility Easement Legal Description**

**A tract of land, being a portion of that land described in Deed of Personal Representative, recorded December 6, 2000, Book 205, Page 1, Auditor's File No. 139843, located in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:**

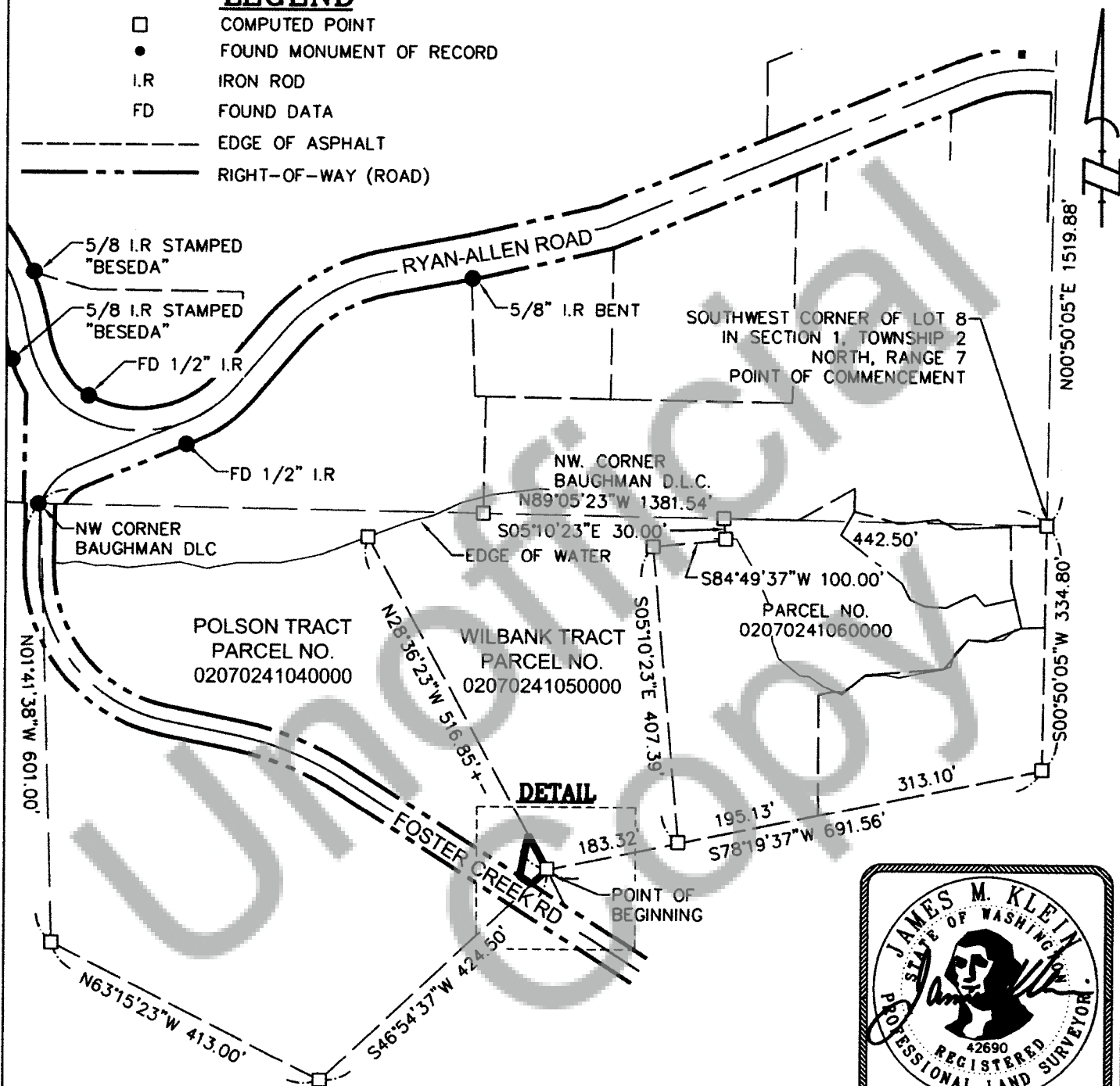
**Commencing at the Southwest corner of Lot 8, Section 1, Township 2 North, Range 7 East of the Willamette Meridian; Thence South 00°50'05" West, 334.80 feet, along the Section line between Section 1 and 2 of said Township and Range; Thence South 78°19'37" West, 691.56 feet to the Southeast corner of said parent tract described in Book 205, Page 1, and the Point of Beginning of this description; Thence South 46°54'37" West, 28.45 feet to a point on the Easterly right-of-way of Foster Creek Road; Thence North 57°33'07" West, 20.00 feet, along said Northeasterly right-of-way of Foster Creek Road; Thence North 11°39'24" East, 57.59 feet to a point on the Easterly line of said parent tract described in Book 205, Page 1; Thence South 28°36'23" East, 54.34 feet, back to the Point of Beginning.**

**Containing 1,287 square feet, more or less.**

# EXHIBIT "D"

## LEGEND

- COMPUTED POINT
- FOUND MONUMENT OF RECORD
- I.R. IRON ROD
- FD FOUND DATA
- EDGE OF ASPHALT
- RIGHT-OF-WAY (ROAD)



SCALE - FEET  
SCALE - FEET  
1" = 200'

## BASIS OF BEARINGS

RECORD OF SURVEY  
A.F.N. 2007166371



BOUNDARY LINE ADJUSTMENT EXHIBIT  
LOCATED IN THE SE 1/4 OF THE NE 1/4  
OF SECTION 2  
TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.



Klein & Associates, Inc.  
ENGINEERING • SURVEYING • PLANNING  
1411 130 Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 230717  
FILE No: 230717.DWG  
FILE PATH:  
FLIPAR:  
LAYOUT: E104  
SURVEYED: KA  
DESIGN: JK  
DRAFT: GD  
APPROVE: JK  
DATE: 08-28-2023  
SHEET: 1 OF 2 SHEETS

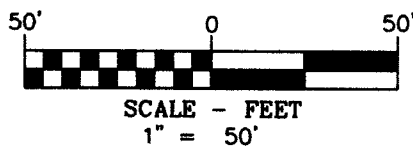
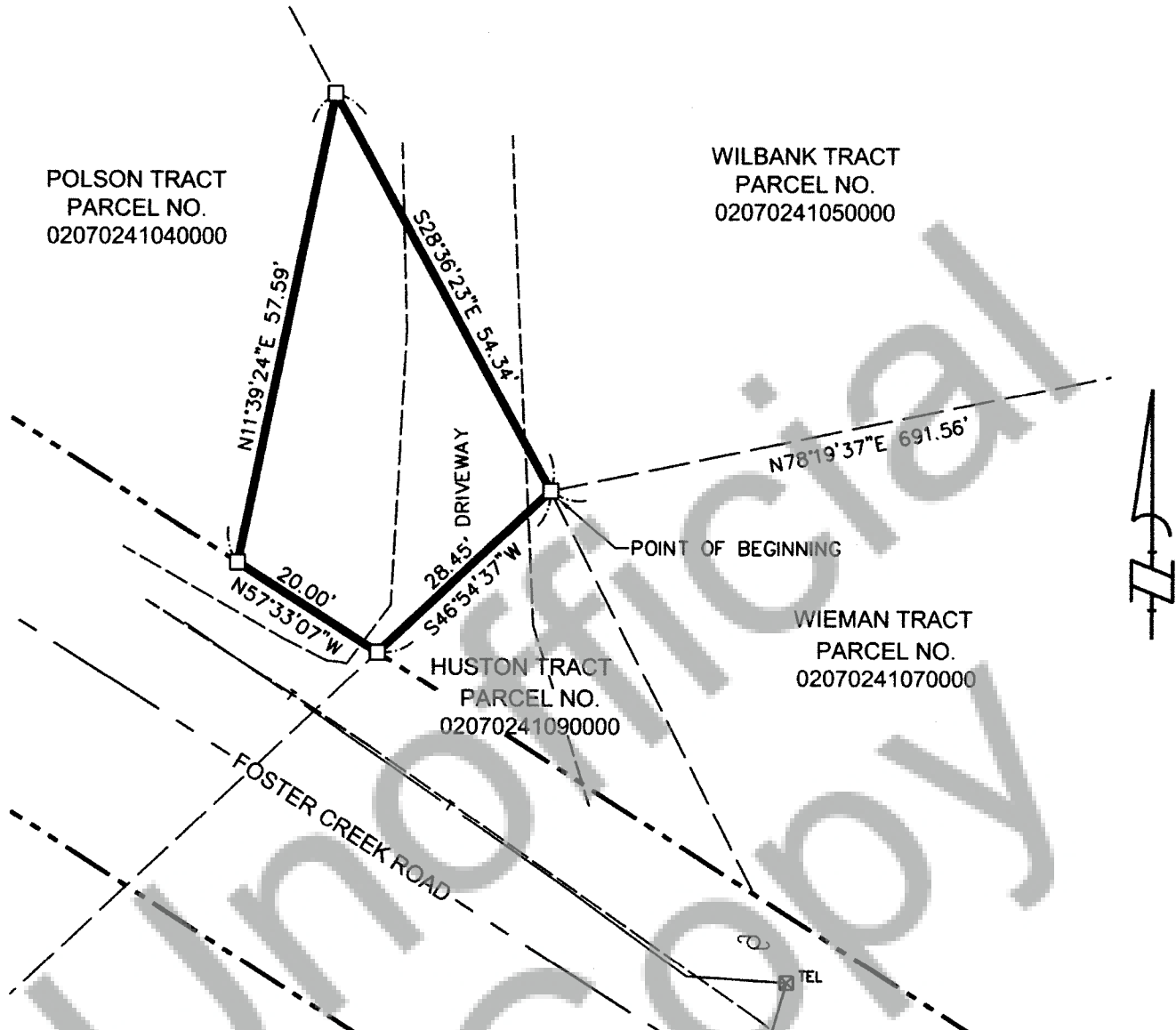
# EXHIBIT "D"

POLSON TRACT  
PARCEL NO.  
02070241040000

WILBANK TRACT  
PARCEL NO.  
02070241050000

WIEMAN TRACT  
PARCEL NO.  
02070241070000

HUSTON TRACT  
PARCEL NO.  
02070241090000



## BASIS OF BEARINGS

RECORD OF SURVEY  
A.F.N. 2007166371

## LEGEND

- COMPUTED POINT
- FOUND MONUMENT OF RECORD
- ⊕ POWER POLE
- ⊗ TEL TELEPHONE PEDESTAL
- I.R IRON ROD
- FD FOUND DATA
- EDGE OF ASPHALT
- - - RIGHT-OF-WAY (ROAD)

**BOUNDARY LINE ADJUSTMENT EXHIBIT  
LOCATED IN THE SE 1/4 OF THE NE 1/4  
OF SECTION 2  
TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.**



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

PROJECT: 230717  
FILE No: 230717.DWG  
FILE PATH:  
FLUPM  
LAYOUT: EXH  
SURVEYED: KA  
DESIGN: JK  
DRAFT: GD  
APPROVE: -  
DATE: 08-28-2023  
SHEET: 2 OF 2 SHEETS

Situated in Skamania County, State of Washington

Beginning at a point on the north line of the Daniel  
Baughman D. L.

C. 442.5 feet west of the southwest corner of Lot 8 of  
Section 1, Town-  
ship 2 North, Range 7 E. W. M.; thence south  $06^{\circ} 05'$  east  
30 feet;

thence south  $83^{\circ} 55'$  west 100 feet; thence south  $06^{\circ}$   
 $05''$  east 407.4

feet; thence south  $77^{\circ} 25'$  west 183.62 feet; thence north  
 $29^{\circ} 31'$  west

523.70 feet to the northerly bank of Foster Creek; thence  
north  $45^{\circ} 40'$

East to intersection with the north line of the said Daniel  
Baughman D.

L. C.; thence east 537.7 feet, more or less, along the north  
line of

the said D. L. C. To the point of beginning.

Together with and subject to easements, covenants and  
restrictions apparent or of record.

Skamania County Assessor

Date 2/27/23 parcel# 2-7-2-4-1-500

