

WHEN RECORDED RETURN TO:Phillip E. LongP.O. Box 418Washougal WA 98671

Skamania County, WA

Total: \$255.50

EASE

Pgs=3

Request of: PHILLIP E LONG

2023-001498

10/16/2023 11:11 AM



00017064202300014980030039

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)Property Easement Agreement**REFERENCE NUMBER(S)** of Documents assigned or released:

[] Additional numbers on page ____ of document.

GRANTOR(S):1. Phillip E Long

2. _____

3. _____

4. _____

SKAMANIA COUNTY
REAL ESTATE EXCISE TAXN/AOCT 16 2023

[] Additional names on page ____ of document.

GRANTEE(S):1. Phillip E. Long

2. _____

3. Pamela D. Long

4. _____

PAID N/A
M. Monaghan
SKAMANIA COUNTY TREASURER

[] Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):See Attached

[] Complete legal on page ____ of document.

Assessor's Property Tax Parcel #03052900010500

[] Additional parcel numbers on page ____ of document.

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.

"I am signing below and paying an additional \$50.00 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.

PROPERTY EASEMENT AGREEMENT
State of Washington

BACKGROUND


A. This Property Easement Agreement (hereinafter referred to as the "Easement") is entered into and made effective as of October 23rd, 2023 (hereinafter referred to as the "Effective Date") by and between the Grantor of the Easement (hereinafter referred to as the "Grantor"), of the following address:

PHILLIP E. LONG
of
PO Box 418
Washougal WA 98671

and the following Grantee of the Easement (hereinafter referred to as the "Grantee"), of the following address:

PHILLIP E. LONG & PAMELA D. LONG
of
PO Box 418
Washougal WA 98671

B. *WHEREAS*, the Grantor is the owner of certain real property at the following address:

Skamania County Washington Tax Parcel 03052900010500 

C. *WHEREAS*, the Grantee desires to acquire certain rights in the Servient Estate and the Grantor wishes to provide those rights.

NOW, THEREFORE, in consideration of the obligations and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do contract and agree as follows:

I. GRANT OF EASEMENT.

1. For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate:

A 60' wide, previously unrecorded Easement Appurtenant along existing roadway through Tax Parcel Number: 03052900010500 for ingress, egress, and utilities described as follows: From its beginning on the east side of Skamania Mines Road at the west boundary of said parcel, just opposite Snag Mountain Road private road, and then northerly near existing roadway and diverging from the west boundary of said parcel, then gradually turning easterly approaching a stream near the north boundary and continuing uphill south of said stream, then exiting the eastern boundary of the parcel.

II. CHARACTER OF EASEMENT.

2. It is the intention of the Parties that the Easement be granted appurtenant to the Dominant Estate, in that the Easement benefits the use and enjoyment of the Dominant Estate by the Grantee.

III. EASEMENT PURPOSE.

3. The Easement will benefit the Grantee in the following manner: Ingress, egress, and utilities

IV. DURATION, BINDING EFFECT, AND TERMINATION.

4. This Easement shall begin on October 23rd, 2023 and continue until all Parties agree in writing to terminate this Agreement.

5. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective Parties.

V. EXCLUSIVITY OF EASEMENT.

6. The easement, rights, and privileges granted by this Easement or non-exclusive, and Grantor reserves and retains the right to convey similar easement and rights to such other persons as Grantor may deem proper.

VI. GRANTOR'S RIGHTS AND DUTIES.

7. Grantor retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this Easement for any and all purposes that do not interfere with or prevent the use by Grantee of the Easement.

VII. GRANTEE'S RIGHTS AND DUTIES.

8. Grantee shall have the right to maintain the Easement and to keep access to the Easement open .

9. Grantee shall have the right to cut and trim trees or shrubbery that may encroach on the easement property.

VIII. SEVERABILITY.

10. If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable.

IX. GOVERNING LAW.

11. This Agreement shall be construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the Parties execute the Agreement as follows:

EXECUTION:



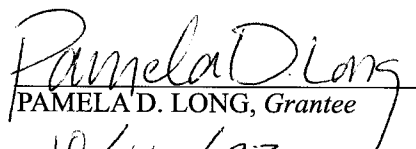
PHILLIP E. LONG, Grantor

16-10-2023
Date



PHILLIP E. LONG, Grantee

16-10-2023
Date



PAMELA D. LONG, Grantee
10/16/23
Date