

Skamania County, WA

Total: \$309.50

AGLS

Pgs=7

**2024-000001**

01/02/2024 07:50 AM

Request of: MICHAEL J GANTNER



00017645202400000010070076

After recording return to:  
**Michael J. Gantner**  
**PO Box 534**  
**Carson, WA 98610**

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## **Access and Utility Easement Agreement**

**The First Party**, Alan J. Smith and Leah K. Smith, the owners of Tax Parcel 04072620190900, described as Lot 6 of Wind River Lots No. 2, Book B, Page 421, Records of Skamania County;

**The Second Party**, Michael J. Gantner, owner of Parcel Number 04072630010100, described as Lot 1 of the M. Gantner Short Plat, Book 3, Page 269, Records of Skamania County, TOGETHER WITH that tract described in Quit Claim Deed filed under Auditor File No. 2020-000616, Records of Skamania County, AND

Parcel Number 04072640020000, described as Lot 1 of the P. Lindsay Short Plat, Book 3, Page 311, Records of Skamania County, LESS that tract described in Quit Claim Deed filed under Auditor File No. 2020-000616, Records of Skamania County;

**The Third Party**, Paul M. Lindsay and Lois R. Lindsay, owners of Parcel Number 04072640020100, described as Lot 2 of the P. Lindsay Short Plat, Book 3, Page 311, Records of Skamania County, AND

Parcel Number 04072640020200, described as Lot 3 of the P. Lindsay Short Plat, Book 3, Page 311, Records of Skamania County;

**Said Parties** agree to the following rights of ingress, egress and utility easements, construction and maintenance of roads and the right of transfer to heirs and assignees of said rights:

**Said Parties** also agree that the granting of this easement does not limit their right to use of roads over their respective parcels;

**Said Second Party** has above mentioned rights over easement as described in Exhibit A and shown on Exhibit B over the parcel owned by the First Party.

**Said Third Party** has above mentioned rights over easement as described in Exhibit A and shown on Exhibit B over the parcels owned by the First and Second Parties.

**It is Agreed** that road maintenance, snow removal and reconstruction costs shall be allocated to each parcel by proportion of rights:

Each above described parcel owned by the Second and Third Parties have one-quarter (25%) allocation of costs.

**Therefore, by the signing of this document, the above parties, their heirs and assignees, agree to the execution of the above statements and said easements established.**

Tax Parcels: 04072620190900, 04072630010100, 04072640020000, 04072640020100, 04072640020200

SV 12 US mg Pk 12 mg J.A. 12/24/23 Exhibit A

A 20 feet wide (20.00') Easement for Ingress, Egress and Utilities, centered on an existing road and entirely contained within the above parcels, located in Section 26, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Commencing at the Center of said Section 26, thence South  $88^{\circ}40'37''$  East, a distance of 5.55 feet, more or less to the Southwest corner of Lot 6, of Wind River Lots 2, recorded in Book B, Page 42, Records of Skamania County;

thence along the West line of said Lot 6 North  $00^{\circ}52'30''$  East, a distance of 116.27 feet to a point on the South Right-of-Way of Heslen Road and the Northwest corner of said Lot 6;

thence along said South Right-of-Way South  $83^{\circ}36'14''$  East, a distance of 48.81 feet, more or less to the intersection of an existing driveway and the Point of Beginning;

thence along said existing driveway the following courses:

South  $32^{\circ}54'57''$  East, a distance of 46.12 feet more or less;  
thence South  $08^{\circ}21'56''$  East, a distance of 74.98 feet, more or less;  
thence South  $18^{\circ}35'36''$  East, a distance of 74.06 feet, more or less;  
thence South  $02^{\circ}55'50''$  West, a distance of 128.33 feet, more or less;  
thence South  $04^{\circ}47'01''$  East, a distance of 66.00 feet, more or less;  
thence South  $31^{\circ}16'40''$  East, a distance of 69.46 feet, more or less;  
thence South  $55^{\circ}57'37''$  East, a distance of 42.89 feet, more or less;  
thence South  $86^{\circ}18'00''$  East, a distance of 56.46 feet, more or less;  
thence North  $86^{\circ}01'02''$  East, a distance of 120.62 feet, more or less;  
thence North  $00^{\circ}22'24''$  East, a distance of 109.60 feet, more or less;  
thence North  $60^{\circ}50'01''$  West, a distance of 94.72 feet, more or less;  
thence North  $66^{\circ}30'03''$  West, a distance of 182.61 feet, more or less to a point of intersection with said driveway.

Signed and Acknowledged:

[Signature] 7/25/2023  
Alan J. Smith Date  
[Signature] 12/29/2023  
Leah K. Smith Date

STATE OF Washington } SS.  
County of Skamania

ACKNOWLEDGMENT -Individual

On this day personally appeared before me Alan J. Smith  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that the above signed the same as a free and voluntary act and  
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of July, 2023.



Cathy Chaffin  
Notary Public in and for the State of Washington,  
residing at Carson

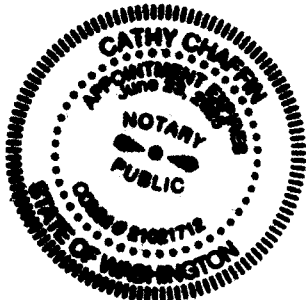
My appointment expires 6/23/2025

STATE OF Washington } SS.  
County of Skamania

ACKNOWLEDGMENT -Individual

On this day personally appeared before me Leah K. Smith  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that the above signed the same as a free and voluntary act and  
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29 day of December, 2023.



Cathy Chaffin  
Notary Public in and for the State of Washington,  
residing at Carson

My appointment expires June 23, 2025

Signed and Acknowledged:

Paul M. Lindsay  
Paul M. Lindsay

12-26-23

Date

Lois R. Lindsay  
Lois R. Lindsay

12-26-23

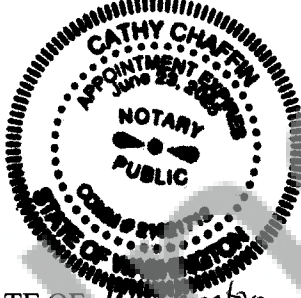
Date

STATE OF Washington }  
County of Skamania } SS.

ACKNOWLEDGMENT -Individual

On this day personally appeared before me Paul M. Lindsay  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that the above signed the same as a free and voluntary act and  
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of December, 2023.



Cathy Chaffin  
Notary Public in and for the State of Washington,  
residing at Carson, WA

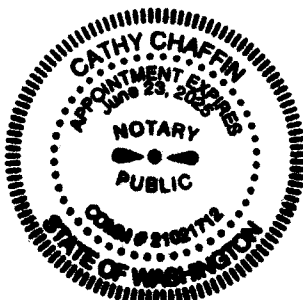
My appointment expires 6/23/25

STATE OF Washington }  
County of Skamania } SS.

ACKNOWLEDGMENT -Individual

On this day personally appeared before me Lois R. Lindsay  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that the above signed the same as a free and voluntary act and  
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of December, 2023.



Cathy Chaffin  
Notary Public in and for the State of Washington,  
residing at Carson, WA

My appointment expires 6-23-25

Signed and Acknowledged:

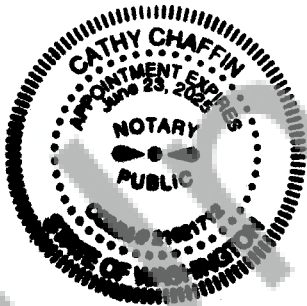
M Gantner 12/20/23  
Michael J. Gantner Date

STATE OF Washington }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Michael J. Gantner  
to me known to be the individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that the above signed the same as a free and voluntary act and  
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of December, 20 23



Cathy Chaffin  
Notary Public in and for the State of Washington,  
residing at Carson, WA

My appointment expires 6-23-25



LINE	BEARING	DISTANCE
L1	S32°54'57"E	46.12'
L2	N08°21'56"W	74.98'
L3	N18°35'36"W	74.06'
L4	N02°55'50"E	44.05'
L5	N02°55'50"E	84.28'
L6	S04°47'01"E	66.00'
L7	S31°16'40"E	69.46'
L8	N55°57'37"W	42.89'
L9	S86°18'00"E	56.46'
L10	S86°01'02"W	120.62'
L11	S00°22'24"W	109.60'
L12	S60°50'01"E	94.72'
L13	S66°30'03"E	182.61'

CENTER-SECTION 26

S88°40'37"E  
(5.55')

N83°36'14"W  
48.81'

HESLEN ROAD

PARCEL No. 04012620190400  
ALAN & LEAH SMITH  
LOT 6 WIND RIVER LOTS No. 2  
BOOK B, PAGE 421

PARCEL No. 04012630010100  
MICHAEL J. GANTNER  
LOT 1 M. GANTNER SHORT PLAT  
BOOK 3, PAGE 264  
TOGETHER WITH  
QUIT CLAIM DEED  
AFN 2020-616

PARCEL No. 04012640020000  
MICHAEL J. GANTNER  
LOT 1 P. LINDSAT SHORT PLAT  
BOOK 3, PAGE 311  
LESS QUIT CLAIM DEED  
AFN 2020-616

PARCEL No. 04012640020100  
PAUL & LOIS LINDSAT  
LOT 2 P. LINDSAT SHORT PLAT  
BOOK 3, PAGE 311

PARCEL No. 04012640020200  
PAUL & LOIS LINDSAT  
LOT 3 P. LINDSAT SHORT PLAT  
BOOK 3, PAGE 311

# EXHIBIT B

IN SECTION 26, T4N, R7E, W.M.  
SKAMANIA COUNTY,  
WASHINGTON



**BELL  
DESIGN CO.**  
Civil Engineering & Land Surveying  
belldesigncompany.com 509-493-3806

\\BDC\jobs\jobs\2023\B197\23B197.pro