



00018501202400006210030035

AFTER RECORDING MAIL TO:

Wind Mountain Development, LLC
1209 N CAMBRIDGE CIRCLE
CHANDLER, AZ 85225

EASEMENT DEED**Easement for Ingress and Egress and Utilities**

THE GRANTOR(S), Gerald A. Barnes, owner of Tax Parcel 03082600052600, described as Adjusted Lot 2 of the Gerald Short Plat as recorded in Quit Claim Deed in Auditor's File Number 2008-171120,

hereby grants and conveys to the,

GRANTEE, Wind Mountain Development, LLC owner of said Parcel 03082600052700, described as Adjusted lot 3 of the Gerald Short Plat as recorded in Quit Claim Deed in Auditors file number 2008-171119,

their successors and assigns, a non-exclusive easement over and across the Grantor's above described real property for the purpose of ingress and egress and utilities, more particularly described as follows:

See Exhibit A

AND: Said easement allows that:

- 1) Both parties have the right to improve the existing road and install any utilities in said easement.
- 2) The granting of this easement does not prohibit the Grantor from utilizing said improved road.
- 3) The granting of this easement does not prohibit the Grantor from assigning to others the use of said easement.
- 4) The granting of this easement does not prohibit the Grantor from utilizing said easement for future development.

Tax Parcels: 03082600052700, 03082600052600

Skamania County
Real Estate Excise Tax

N/A

MAY 22 2024

PAID

N/A

Skamania County Treasurer
M. M. O'Connell

Dated this _____ day of _____, 20__.

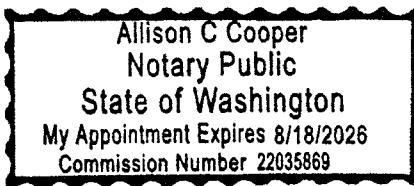
Dated this 2nd day of May, 2024

Gerald A. Barnes

Gerald A. Barnes

STATE OF WASHINGTON }
County of Klickitat } ss

On this 2nd day of May, 2024, before me, personally appeared Gerald A. Barnes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it as a free and voluntary act for the uses and purposes therein mentioned.



Allison Cooper
Notary Public in and for the State of Washington,
Residing at White Salmon

My appointment expires: 08/18/2026

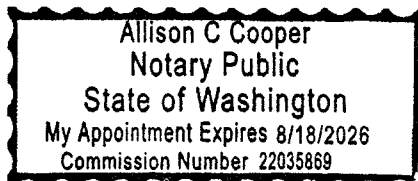
Dated this 2nd day of May, 2024.

Gerald A. Barnes, Representative

Representative of Wind Mountain Development, LLC

STATE OF WASHINGTON }
County of Klickitat } ss

On this 2nd day of May, 2024, before me, personally appeared Gerald A. Barnes, Representative of Wind Mountain Development, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it as a free and voluntary act for the uses and purposes therein mentioned.



Allison Cooper
Notary Public in and for the State of Washington,
Residing at White Salmon

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EXHIBIT A

Legal Description of the centerline of a portion of the Private Road known as Desolation Road

Said Easement is twenty feet (20') on either side of the below described centerline.

Located within adjusted Lot 2 and 3 of the Gerald Short Plat, in Section 26 and 27 of Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, State of Washington:

Commencing at the Northeast corner of Lot 2 and same point being the Southeast corner of Lot 3 as shown on the Gerald Barnes Short Plat filed in Skamania under County Auditor's File Number 2004153569 and being a 2.5 inch aluminum cap;

thence South $75^{\circ}29'45''$ West, a distance of 877.85 feet;

thence South $88^{\circ}48'06''$ East, a distance of 84.75 feet to a point on the centerline of a private road known as Desolation Road;

thence North $20^{\circ}03'41''$ East, a distance of 44.03 feet the point of curvature of a curve having a radius of 60.00 feet and a central angle of $101^{\circ}37'43''$ and being subtended by a chord which bears North $70^{\circ}52'33''$ East 93.01 feet;

thence along said curve, a distance of 106.43 feet;

thence South $58^{\circ}18'36''$ East tangent to said curve, a distance of 256.75 feet to the beginning of a curve tangent to said line;

thence easterly a distance of 108.00 feet along the curve concave to the north, having a radius of 100.00 feet and a central angle of $61^{\circ}52'43''$;

thence North $59^{\circ}48'41''$ East tangent to said curve, a distance of 110.61 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 36.43 feet along the curve concave to the northwest, having a radius of 500.00 feet and a central angle of $4^{\circ}10'30''$;

thence North $55^{\circ}38'11''$ East tangent to said curve, a distance of 77.38 feet to the beginning of a curve tangent to said line;

thence northerly a distance of 150.38 feet along the curve concave to the west, having a radius of 70.00 feet and a central angle of $123^{\circ}05'29''$;

thence North $67^{\circ}27'18''$ West tangent to said curve, a distance of 47.66 feet to the end of said centerline.