

When recorded return to:
Robert J. Nuckoles
PO Box 537
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax
N/A
MAY 30 2024

PAID N/A
Skamania County Treasurer
[Signature]

RESERVATION JOINT USE ACCESS AND UTILITY EASEMENT

APN Assessor's Tax Parcel Number(s)

04-07-15-0-0-0120-00

04-07-15-0-0-0101-00

04-07-15-0-0-0101-00



This Agreement made this 29th day of May, 2024, by Robert J. Nuckoles, as an unmarried man, being the Grantor and Grantee of those certain tracts of land conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001466 and Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001462. land located in the Northeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington

SUBJECT TO: Covenants, conditions, restriction, easement, and encumbrances of record as of the date hereof.

The owner owns certain real property located in Skamania County, Washington, over which the owner, hereby reserves a joint use nonexclusive access and utility easement for both Tracts of land, and their respective heirs, successors, assigns, tenants, employees, and invitees.

1. The Grantor/Grantee hereby reserves a joint use nonexclusive 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 "A" and shown on Exhibit "B" 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 29th day of may, 2024

Grantor/Grantee


By: Robert J. Nuckoles

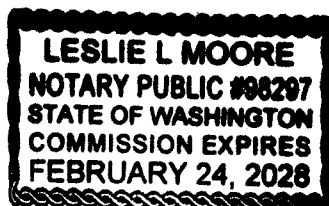
STATE OF WASHINGTON)

) ss

may, 29, 2024

COUNTY OF SKAMANIA)

Robert J. Nuckoles, personally appeared, who, being duly sworn did say that said instrument was signed and sealed on his behalf and acknowledged said instrument to be of his voluntary act and deed.



Before Me:

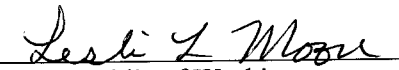

Notary Public of Washington
My Commission Expires: 2/24/2028

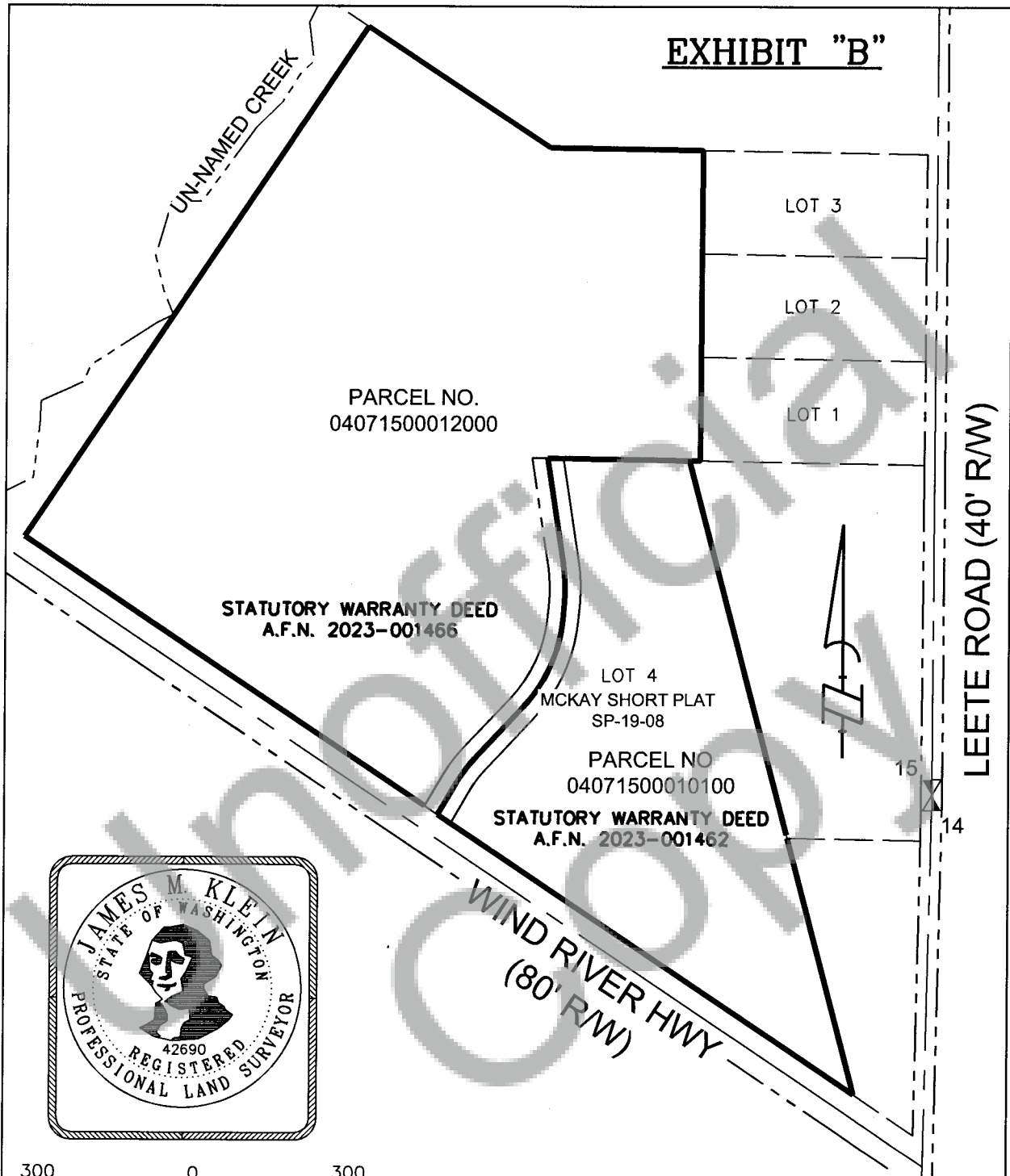
EXHIBIT "A"
RESERVATION
OF JOINT USE ACCESS AND UTILITY EASEMENT

A 60.00-foot strip of land, being a portion of Lot 4, McKay Short Plat SP-19-08, Auditors File No. 2020-002678, recorded October 1, 2020, Skamania County Records, being more particularly described in those certain tracts of land, conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001466 and Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001462, located in the Northeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, being 30.00 feet on each side of the following described line:

Commencing at the Southwest corner of Lot 4 of the MCKAY Short Plat SP-19-08, recorded as Auditor's File No. 202002678, Skamania County Records; thence North $56^{\circ}23'45''$ West, 9.99 feet, along the Northerly right-of-way of Wind River Highway and the **Point of Beginning** of the following described centerline; thence North $30^{\circ}12'15''$ East, 70.70 feet to a curve right, having a radius of 259.38 feet; thence along said curve right Northeasterly, an arc length of 58.83 feet, a delta angle of $12^{\circ}59'45''$; thence North $43^{\circ}11'48''$ East, 137.74 feet to a curve left, having a radius of 290.62 feet; thence along said curve left Northerly, an arc length of 191.07 feet, a delta angle of $37^{\circ}40'09''$; thence North $05^{\circ}06'16''$ East, 31.93 feet to a curve left, having a radius of 290.62 feet; thence along said curve left Northerly, an arc length of 70.22 feet, a delta angle of $13^{\circ}50'40''$; thence North $08^{\circ}44'23''$ West, 208.97 feet to the Northwest corner of the certain tract of land conveyed in Statutory Warranty Deed, recorded Oct. 09, 2023, Auditor's File No. 2023-001462, and the Point of Terminus of said centerline.

The sidelines to be lengthened or shortened as necessary to intersect the Northeasterly right-of-way of Wind River Highway and the South line of that certain Quit Claim Deed – Boundary Line Adjustment, recorded in Auditor File No. 2022-002098.

EXHIBIT "B"



SCALE - FEET

BASIS OF BEARINGS

WASHINGTON STATE PLANE
COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND
DISTANCE, ESTABLISHED BY G.P.S.

LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4
AND THE SW 1/4 OF THE NE 1/4 OF
SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.

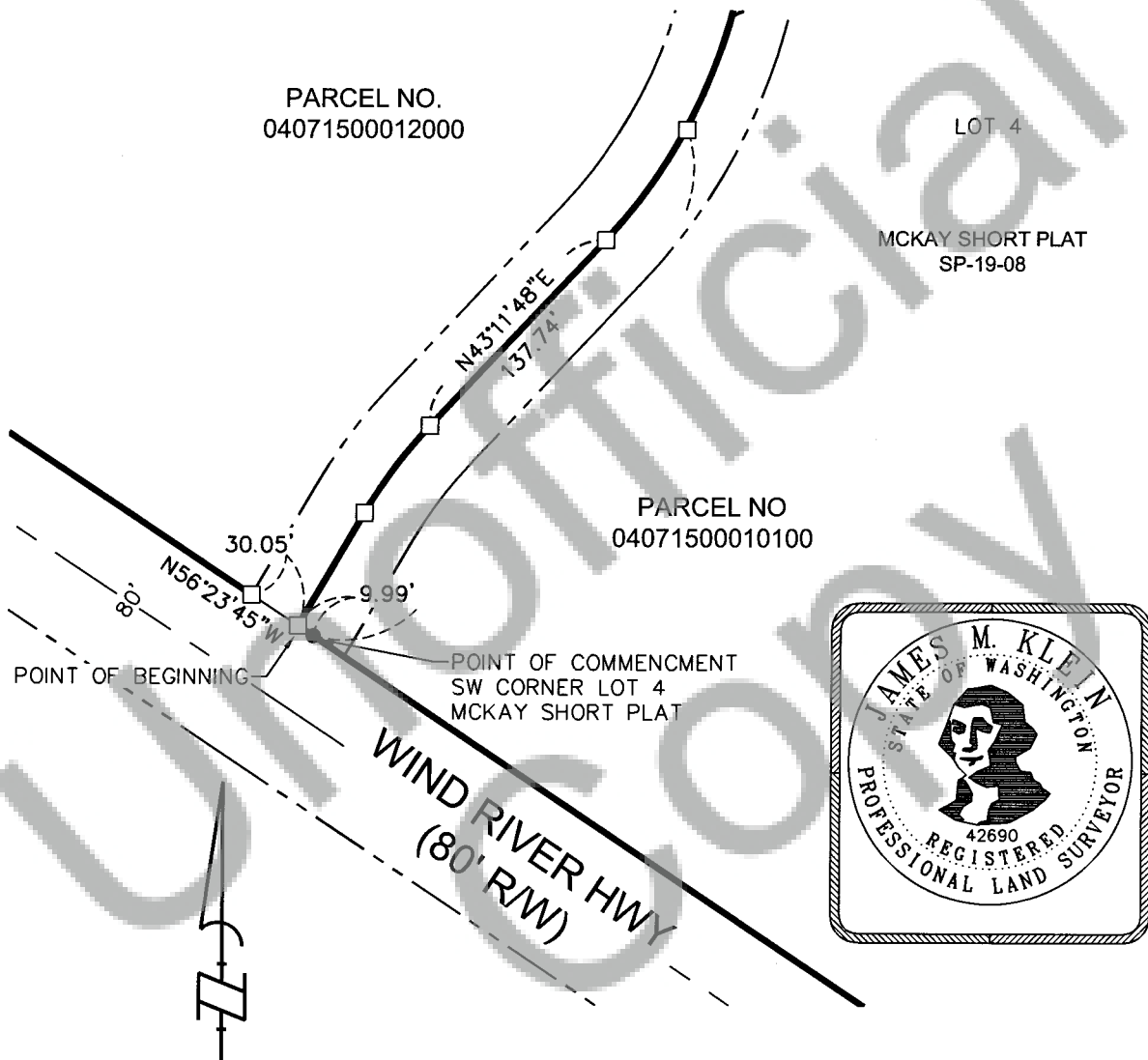


Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 23-08-14
FILE No: 230814
FILE PATH
REPAIR
LAYOUT: 8.5x11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10/17/23
SHEET 1 OF 3 SHEETS

EXHIBIT "B"



SCALE - FEET

BASIS OF BEARINGS

WASHINGTON STATE PLANE
COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND
DISTANCE, ESTABLISHED BY G.P.S.

**PORTION OF LOT 4, MCKAY SHORT PLAT SP-19-08 OF
THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE
NE 1/4 OF SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.**



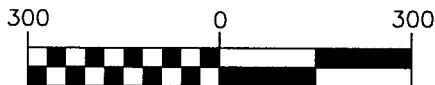
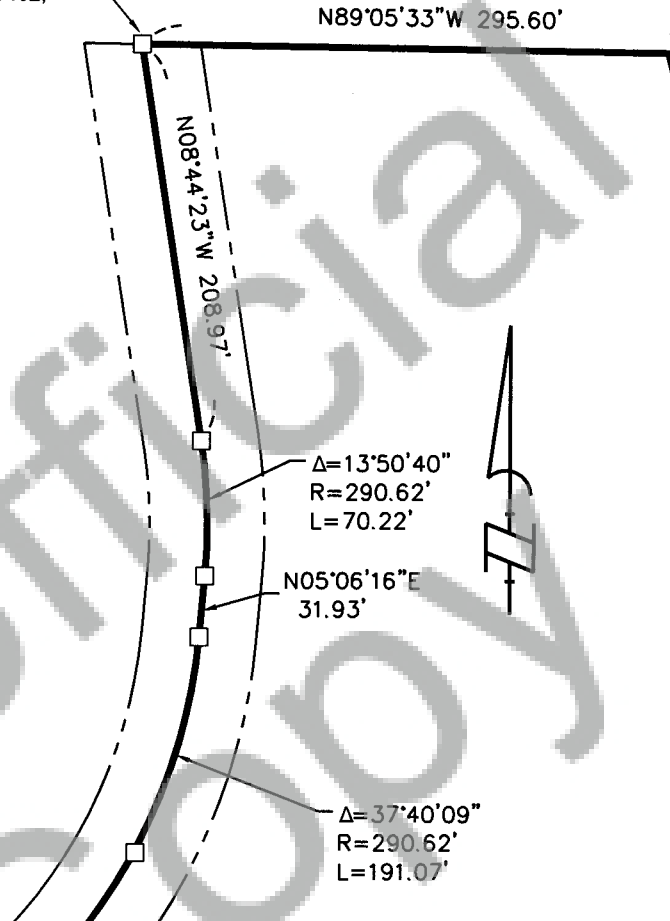
Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 23-08-14
FILE No: 230814
FILE PATH:
FILED:
LAYOUT: 8.5X11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10/17/23
SHEET 2 OF 3 SHEETS

EXHIBIT "B"

POINT OF TERMINUS
NW CORNER OF STATUTORY WARRANTY DEED,
AUDITOR'S FILE NO. 2023-001462,



SCALE - FEET

BASIS OF BEARINGS

WASHINGTON STATE PLANE
COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND
DISTANCE, ESTABLISHED BY G.P.S.

PORTION OF LOT 4, MCKAY SHORT PLAT SP-19-08 OF
THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE
NE 1/4 OF SECTION 15, T.4N. R.7E., W.M.
SKAMANIA COUNTY, WASHINGTON.



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 23-08-14
FILE No: 230814
FILE PATH
REPAIR
LAYOUT: 8.5X11
SURVEYED: KA
DESIGN: JK
DRAFT: GD
APPROVE: JK
DATE: 10/17/23
SHEET 3 OF 3 SHEETS