

Skamania County, WA **2024-000789**
Total:\$312.50 06/25/2024 11:03 AM
EASE
Pgs=10
Request of: PEACHEY DAVIES & MEYERS PC

00018737202400007890100102

AFTER RECORDING RETURN TO:
Peachey Davies & Myers, PC
PO Box 417
Hood River, OR 97031

Skamania County
Real Estate Excise Tax
N/A
JUN 25 2024

UNTIL A CHANGE IS REQUESTED
MAIL ALL TAX STATEMENTS TO:
No Change

PAID N/A
Skamania County Treasurer
Monica Wagner Deputy

Tax Account No's: 03-10-15-0-0-0205-00, 03-10-15-0-0-0204-00, and
03-10-15-0-0-0200-00

BM

True and Actual Consideration: Mutual Easements

MUTUAL EASEMENT AGREEMENT

DATE: June 17, 2024

PARTIES: **Sharon Jeter**, Personal Representative of the Estate of Rose Grove, Skamania County Case No. 23-4-00039-30, as the representative of owner of Tax Parcel 03-10-15-0-0-0205-00 described in Exhibit A attached hereto and incorporated by reference herein; and

Charles and Sharon Jeter, husband and wife, as owner and in possession of Tax Parcel 03-10-15-0-0-0204-00 described in Exhibit A attached hereto and incorporated reference herein; and

Gerald and Debra Grove, husband and wife, as owner and in possession of Tax Parcel 03-10-15-0-0-0200-00 described in Exhibit A attached hereto and incorporated by reference herein.

RECITALS:

The parties to this agreement intend to create permanent, mutual, reciprocal easements and a mutual right of way for use by them as a private driveway. Such easements shall be appurtenant to and shall benefit all of the property described in Exhibit A. The easement created herein shall run with the land and shall bind all future owners of the properties described in Exhibit A.

The parties therefore agree as follows:

- 1) The parties hereby grant and convey to each other permanent, reciprocal, and non-exclusive easements and rights of way on, over, across, and along the existing driveway as depicted on the arial map attached hereto as Exhibit B and incorporated by reference herein.
- 2) Such easements and right of way may be used for vehicular and pedestrian ingress and egress purposes and shall benefit and be appurtenant to each party's real property as described in Exhibit A.
- 3) The maintenance of the easement roadway shall be managed as follows:
 - a. Any proposed maintenance shall require agreement of at least 2/3 of the property owners; the cost of any maintenance approved by at least 2/3 of the property owners shall be allocated equally between the three properties affected by this easement agreement.
 - b. Each party shall be responsible for snow removal and plowing of the portion of the easement that sits on their property.
 - c. Maintenance shall be limited to smoothing washboard, re-gravelling, and filling in holes unless agreed by all property owners.
- 4) The easement is granted subject to all prior easements or encumbrances of record.
- 5) The rights and obligations granted under this easement shall run with the lands benefitted and burdened by the easement. This easement shall bind the parties and their successors in interest.
- 6) In the event any legal action is necessary to enforce the terms and conditions of this easement agreement, the prevailing party shall be entitled to recover from the losing party their costs, expert fees, and reasonable attorney's fees.

[SIGNATURE PAGES FOLLOW]

In witness whereof, **Sharon Jeter**, Personal Representative of the Estate of Rose Grove, Skamania County Case No. 23-4-00039-30 has caused this Mutual Easement to be executed at the location set forth below on the date shown below for the uses and purposes herein set forth.

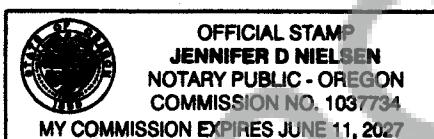


Sharon Jeter, Personal Representative of the Estate of Rose Grove

STATE OF Oregon)
COUNTY OF Hood River) : ss

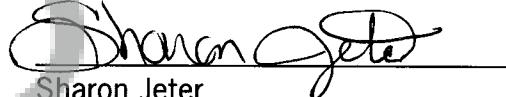
I certify that I know or have satisfactory evidence that **Sharon Jeter**, Personal Representative of the Estate of Rose Grove, Skamania County Case No. 23-4-00039-30 is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stating that she is authorized to execute the instrument and acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: This 7th day of June, 2024.



Notary Public for Oregon
My commission expires: 10/11/27

In witness whereof, **Charles and Sharon Jeter**, have caused this Agreement to be executed at the location set forth below on the date shown below for the uses and purposes herein set forth.

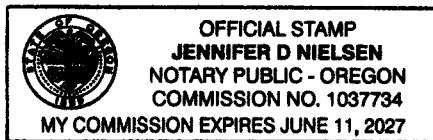

Charles Jeter
Sharon Jeter

STATE OF Oregon)
COUNTY OF Hood River) : ss

I certify that I know or have satisfactory evidence that **Charles and Sharon Jeter** are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, on oath stating that they are authorized to execute the instrument and

acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: This 17th day of June, 2024.




Notary Public for Oregon
My commission expires: 11/11/27

In witness whereof, **Gerald and Debra Grove** have caused this Agreement to be executed at the location set forth below on the date shown below for the uses and purposes herein set forth.



Gerald Grove



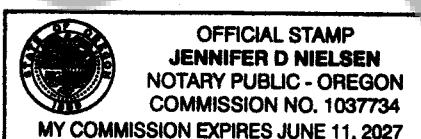
Debra Grove

STATE OF Oregon)

COUNTY OF Hood River) : ss

I certify that I know or have satisfactory evidence that **Gerald and Debra Grove** are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, on oath stating that they are authorized to execute the instrument and acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: This 17th day of June, 2024.




Notary Public for Oregon
My commission expires: 11/11/27

EXHIBIT "A"

A tract of land located in the Northeast Quarter of Section 15 and the Southeast Quarter of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southeast corner of the West one-half of the Northeast one-quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, said point also being the Southeast corner of the remainder tract of the ED GROVE Short Plat, recorded in Book 3, Page 197;

Thence North $01^{\circ} 03' 46''$ East, 312.55 feet to the Point of Beginning;

Thence South $89^{\circ} 52' 30''$ West, 170.06 feet to the Southeast corner of Lot 1 of said Short Plat;

Thence North $01^{\circ} 03' 45''$ East, 400.00 feet to the Northeast corner of said Lot 1;

Thence South $89^{\circ} 52' 30''$ West, along the North line of Lot 1, and an extension thereof, 312.68 feet;

Thence North $00^{\circ} 59' 12''$ East, 79.47 feet;

Thence South $89^{\circ} 52' 30''$ West, 165.00 feet to a point on the West line of the East one-half of the West one-half of said Northeast one-quarter;

Thence North $00^{\circ} 59' 12''$ East, 1,806.85 feet to the Northwest corner of said East one-half of the West one-half of the Northeast one-quarter;

Thence South $89^{\circ} 21' 25''$ East, along the North line of said Northeast one-quarter, 400.13 feet;

Thence North $00^{\circ} 38' 35''$ East, 633.00 feet;

Thence South $89^{\circ} 21' 25''$ East, parallel to the South line of the Southeast one-quarter of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, 99.26 feet, more or less to a point 400 feet Westerly of the centerline of the White Salmon River;

Thence South $09^{\circ} 58' 59''$ East, 400 feet distance from the centerline of said White Salmon River, 44.14 feet;

Thence South $32^{\circ} 24' 30''$ East, 256.96 feet to the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 10;

Thence South $00^{\circ} 15' 58''$ West, 374.25 feet to the Northeast corner of the West one-half of said Northeast one-quarter of said Section 15;

Thence South $01^{\circ} 03' 46''$ West, along the East line of said West one-half of the Southeast one-quarter 2,277.66 feet to the Point of Beginning.

TOGETHER WITH that portion of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, as conveyed by document recorded in Book 227, Page 5, Skamania County Records, described as follows:

Beginning at the Southeast corner of the West one-half of the Northeast one-quarter of Section 15,

Township 3 North, Range 10 East of the Willamette Meridian, said point also being the Southeast corner of the remainder tract of the ED GROVE Short Plat recorded in Book 3, Page 197;

Thence North $01^{\circ} 03' 46''$ East 312.55 feet;

Thence South $89^{\circ} 52' 30''$ West, 170.06 feet to the Southeast corner of Lot 1 of said Short Plat;

Thence continuing South $89^{\circ} 52' 30''$ West, 79.94 feet to a point;

Thence South $01^{\circ} 03' 46''$ West, 312.55 feet, more or less, to the South line of said Northeast one-quarter; Thence North $89^{\circ} 52' 33''$ East 250.00 feet to the point of beginning.

Unofficial
Copy

EXHIBIT 'A'

72 Grove Road

03-10-15-0-0-0204-00

A portion of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of ED GROVE Short Plat, recorded in Book 3, Page 197, Skamania County Short Plat Records.

EXCEPTING THEREFROM that private road shown as Grove Road on said Short Plat, recorded in Book 3, Page 197, Skamania County Short Plat Records.

TOGETHER THEREWITH that portion conveyed by Quit Claim Deed recorded as Auditor's File No. 2014000716, Skamania County Records, more particularly described as follows:

A parcel of land in the East Half of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Southeast Corner of the East Half of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which is an iron rod with a yellow plastic cap;

Thence North 01° 03' 46" East, a distance of 312.55 feet;

Thence South 89° 52' 30" West, a distance of 170.06 feet to the Southeast Corner of Lot 1 of the Ed Grove Short Plat recorded in Auditor's File Number 111658;

Thence South 89° 52' 30" West, a distance of 79.94 feet to the True Point of Beginning;

Thence South 01° 03' 46" West, a distance of 183.94 feet to the center of a Rail Road Tie Fence Post;

Thence South 89° 52' 30" West, a distance of 38.00 feet;

Thence North 01° 03' 46" East, a distance of 40.00 feet;

Thence North 89° 52' 30" East, a distance of 20.00 feet;

Thence North 01° 03' 46" East, a distance of 143.91 feet;

Thence North 89° 52' 30" East, a distance of 18.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed by Quit Claim Deed recorded as Auditor's File No. 2014000717, Skamania County Records, more particularly described as follows:

A parcel of land in the East Half of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lot 1 of Ed Grove Short Plat recorded July 25, 1991, in Book 3 of Short Plats, Page 197, records of Skamania County, Washington, which is legally described as:

The West 117.05 feet of the South 35.13 feet to of the parcel described in Skamania County records in Book 125, Page 535.

EXHIBIT 'A'

651 Orchard Lane

03-10-15-0-0-0200-00

Beginning at the Southeast Corner of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, said point also being the Southeast Corner of the remainder tract of the Ed Grove Short Plat, recorded in Book 3, Page 197;

Thence North 01° 03' 46" East, 312.55 feet;

Thence South 89° 52' 30" West, 170.06 feet to the Southeast Corner of Lot 1 of said Short Plat;

Thence continuing South 89° 52' 30" West, 215.00 feet to the Southwest Corner of said Lot 1;

Thence North 01° 03' 46" East, 400 feet to the Northwest corner of said Lot 1;

Thence South 89° 52' 30" West, 97.68 feet;

Thence South 00° 59' 12" West, 712.53 feet to the South line of said Northeast Quarter;

Thence North 89° 52' 33" East, 481.79 feet to the Point of Beginning.

EXCEPT That portion conveyed to Edward G. Grove et ux. By Instrument recorded in Book 227, page 5.

TOGETHER THEREWITH that portion conveyed by Deed recorded as Auditor's File No. 2014000717, Skamania County Records, more particularly described as follows:

A parcel of land in the East Half of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lot 1 of the Ed Grove Short Plat recorded July 25, 1991, in Book 3 of Short Plats, Page 197, records of Skamania County, Washington, which is legally described as:

The West 117.05 feet of the South 35.13 feet of the parcel described in Skamania County Records in Book 125, page 535.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded as Auditor's File No. 2014000716, Skamania County Records, more particularly described as follows:

Commencing at the Southeast Corner of the East Half of the West Half of the Northeast Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, which is an iron rod with a yellow plastic cap;

Thence North 01° 03' 46" East, a distance of 312.55 feet;

Thence South 89° 52' 30" West, a distance of 170.06 feet to the Southeast Corner of Lot 1 of the Ed Grove Short Plat recorded in Auditor's File Number 111658;

Thence South 89° 52' 30" West, a distance of 79.94 feet to the True Point of Beginning;

Thence South 1° 03' 46" West, a distance of 183.94 feet to the center of a Rail Road Tie Fence Post;

Thence South 89° 52' 30" West, a distance of 38.00 feet;

Thence North 01° 03' 46" East, a distance of 40.00 feet;

Thence North 89° 52' 30" East, a distance of 20.00 feet;

Thence North 01° 03' 46" East, a distance of 143.91 feet;

Thence North 89° 52' 30" East, a distance of 18.00 feet to the Point of Beginning.

Unofficial
Copy

EXHIBIT B

