

Skamania County, WA
Total: \$309.50
EASE
Pgs=7

2024-001467

10/07/2024 03:56 PM

Request of: LOISE EVELYN SKAAR LAMKIN



Skamania County

Real Estate Excise Tax

N/A
OCT 07 2024

After Recording Deliver to:

Lois Evelyn (Skaar) Lamkin
2415 NE 49th St,
Vancouver WA 98663

PAID

N/A
Skamania County Treasurer
Monica Skaar

Reservation of Access and Utility Easement

Assessor's Tax Parcel ID # 03072400070000 *C.S.*

Abbreviated Legal Description: not of cont. Bk 236/Pg 289 Cov to FL 236/291; old pit by Lawrence Skaar;
Not of Cont Bk 236/Pg 289 – Transfer 7 ac CUE to DFL – Bk 236/Pg 291

This Reservation made this 7 day of October, 2024, Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, and ~~Lois Evelyn (Skaar) Lamkin~~, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST, hereafter referred to as “Skaars” collectively “Grantor/Grantee” each as tenants to the following described real estate, commonly known as 62 Homestead Road, Stevenson, and situated in Skamania County, Washington together with all after-acquired title of Grantor(s) therein.

1. The “Skaars” own certain real property located in Skamania County, Washington, commonly known as 62 Homestead Road, Stevenson. The “Skaars” hereby reserve a 30-foot Access and Utility Easement over and under that portion of property described in Exhibit “A” for the benefit of that certain property described in Exhibit “B”. The real property that the easement is burden by is described as follows:

See Exhibit “A” which is made a part of this document.

2. The “Skaars” owns certain real property located in Skamania County, Washington, commonly known as 62 Homestead Road, Stevenson. The property that is benefiting by said 30-foot Access and Utility Easement is described in Exhibit “B”. The real property is described as follows:

See Exhibit “B” which is made a part of this document.

3. The “Skaars” herby reserve unto themselves a 30-foot Access and Utility Easement for ingress and egress and for the installation and maintenance of utilities over, under, and across the following described property:

See **Exhibit "C"** and shown on **Exhibit "D"** which is made a part of this document.

4. The true and actual consideration paid for this easement is love and affection.
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. The undersigned covenants and agrees it is the sole owner of the above-described real property.

DATED this 7 day of October, 2024

GRANTOR: Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, and Lois Evelyn (Skaar) Lamkin, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST.

Evelyn L. Skaar
Evelyn L. Skaar, Trustee
SKAAR REVOCABLE LIVING TRUST

Oct. 7 - 24
Date:

Carrie Ann Ashback
Carrie Ann (Skaar) Ashback, Trustee
SKAAR REVOCABLE LIVING TRUST

10/7/2024
Date:
Lois Evelyn (Skaar) Lamkin
Lois Evelyn (Skaar) Lamkin, Trustee
SKAAR REVOCABLE LIVING TRUST

7 Oct. 2024
Date:

STATE OF WASHINGTON)
 Clark) ss
COUNTY OF ~~SKAMANIA~~)

I certify that I know or have satisfactory evidence that Evelyn L. Skaar, Carrie Ann (Skaar) Ashback, and Lois Evelyn (Skaar) Lamkin, Trustee(s) of the SKAAR REVOCABLE LIVING TRUST, who, being duly sworn did say that said instrument was signed and sealed on behalf of them and acknowledged said instrument to be of their voluntary act and deed.

NOTARY PUBLIC
STATE OF WASHINGTON
STEPHEN WILLIAMS FLORES
MY COMMISSION EXPIRES
MAY 09, 2028
COMMISSION # 24015370

Stephen Williams Flores
NOTARY PUBLIC signature
The State of Washington
Residing at Vancouver WA, Clark County
My Commission Expires: 5/9/2028

EXHIBIT "A"

LEGAL DESCRIPTION

Tax Lot 700

A tract of land located in the North half of the Northwest quarter of the Northwest quarter of Section 25, and the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

The North 77.45 feet of the half of the Northwest quarter of the Northwest quarter of Section 25 Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington;

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian;

EXCEPTING THEREFROM: the following described portion thereof: Beginning at the Northwest corner of the SW 1/4 of the SW 1/4 of said Section 24; thence East 12 rods; thence South 20 rods; thence South 77° West 14 rods and 20 links; thence North 23 rods and 18 links to the point of beginning; AND SUBJECT TO easement granted to the United States of America for the Bonneville Power Administration's electric power transmission lines by deed dated October 20, 1953, and recorded October 28, 1953. at page 273 of Book 37 of Deeds Records of Skamania County, Washington.

INCLUDING THERETO: the West half of the East half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of E1/2 of W1/2 of SE 1/4 of SW 1/4) and West half of the West half of the Southeast quarter of the Southwest quarter (W1/2 of W1/2 of SE 1/4 of SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian. Containing 15 acres, more or less, pursuant to contract of sale in favor of Grantee and subject to his acts and omissions.

EXCEPTING THEREFROM: Beginning at a point that is South 88°43'15" East, 1569.86 feet and North 01°16'45" East, 510.29 feet from the Southwest corner of Section 24, Township 3 North, Range 7 East of the Willamette Meridian in Skamania County, Washington, as measured along the South line of said Section 24 and normal to it; thence South 88°43'15" East, parallel to the South line of said Section 24, 265 feet, more or less, to the East line of the West half of the East half of the West half of the Southeast quarter of the Southwest quarter of said Section 24; thence Southerly along said East line 325 feet, more or less, to the center-line of Cloverdale-Skaar Road; thence Westerly along the center-line of Cloverdale-Skaar Road to a point which bears South 27°21'04" West from the Point of Beginning; thence North 27°21'04" East, 330 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM: A tract of land located in the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 SE 1/4 SW 1/4) of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point in the centerline of the county road known, and designated as, the Cloverdale - Skaar Road, said point being 178.9 feet North and 1,649 feet East of the Southwest corner of said Section 24; thence South 157.8 feet to the intersection with the South line of said Section 24; thence North 89° 16' East along said section line 186.6 feet to the Southeast corner of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of the said Section 24; thence North along the East line of the West Half of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (W1/2 E 1/2 W1/2 SE1/4 SW1/4) of said Section 24 to intersection with centerline of said Cloverdale - Skaar Road; thence Southwesterly following the centerline of said road to the Point of Beginning.

EXCEPTING THEREFROM: A tract of land located in the W1/2 of the W1/2 of the SE1/4 of the SW1/4 of Section 24, Township 3N Range 7E W.M. in Skamania County, Washington, described as follows:

Beginning at the Southwest corner of said W1/2 of the W1/2 of the SE1/4 of the SW1/4; thence S 88°43'15" E, 314.05 feet to the Southwest corner of that parcel conveyed to Curtis A. Skaar and Barbra J. Skaar by deed dated 29 July 1964 and recorded at page 121, Book 53 of Deeds, Records of Skamania County, Washington; thence N 1°21'34" E 141.06 feet to the South line of the County Road known and designated Skaar Road (County Road No. 23370); thence Westerly along the South line of said Skaar Road to the West line of the SE1/4 of the SW1/4 of said Section 24; thence S 0°44'04" W along said West line to the Point of Beginning.

INCLUDING THERETO: Beginning at a point 104 feet North 34° East of corners common to Sections 23,24,25, and 26, Township 3 North, Range 7 East of the Willamette Meridian, thence North 20° East, 120 feet, thence South 70° East, 363 feet, thence South 20° West, 120 feet, thence North 70° West, 363 feet, back to the Point of beginning.

EXHIBIT "B"

LEGAL DESCRIPTION

Tax Lot 704

A tract of land located in the North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

The North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

EXCEPTING THEREFROM: that parcel deeded to Harold Bagnall and Karen Bagnall, Recorded in Volume 189 Page 713 Auditor's records of Skamania County; and excepting that portion, if any, lying within the above-described property of parcel deeded to Skamania County, recorded under Book S Page 310 Auditor's records of Skamania County, said property herein conveyed being twenty, acres, more or less.

EXCEPTING THEREFROM: The North 77.45 feet of the North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

EXHIBIT "C"

30-Foot Access and Utility Easement

A 30-foot strip of land located in the North half of the Northwest quarter of the Northwest quarter of Section 25, and the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian, County of Skamania, State of Washington, being 15.00 feet on each side of the following described centerline:

Commencing at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 25; thence South $00^{\circ}44'04''$ West, a distance of 77.45 feet, along the West line of the Northwest quarter of the Northwest quarter of said Section 25; thence North $88^{\circ}43'15''$ West, a distance of 468.26 feet to the **Point of Beginning**; thence North $01^{\circ}16'45''$ East, a distance of 35.32 feet, to the beginning of a curve left, having a radius of 55.87 feet; thence along said curve left, a distance of 82.38 feet, a delta angle of $47^{\circ}12'01''$, and whose long chord bears North $47^{\circ}02'57''$ East, a distance of 80.07 feet; thence North $23^{\circ}27'06''$ East, a distance of 26.63 feet; thence South $54^{\circ}05'31''$ East, a distance of 20.10 feet; thence South $79^{\circ}44'06''$ East, a distance of 38.51 feet; thence North $68^{\circ}36'48''$ East, a distance of 81.31 feet; thence North $27^{\circ}49'33''$ East, a distance of 41.14 feet; thence North $08^{\circ}10'51''$ East, a distance of 81.41 feet; thence North $65^{\circ}06'59''$ East, a distance of 101.60 feet; thence North $77^{\circ}41'33''$ East, a distance of 70.61 feet; thence South $88^{\circ}42'13''$ East, a distance of 53.89 feet; thence North $79^{\circ}37'34''$ East, a distance of 29.40 feet, more or less to a point on the East line of the Southwest quarter of the Southwest quarter of Section 24, also being on the Westerly right-of-way of Skaar Road, and the Terminus of this description, last said point bears North $01^{\circ}19'28''$ East, a distance of 237.19 feet, from the **Point of Beginning**.

The sidelines of said 30.00-foot Access and Utility Easement, shall be lengthened or shortened as necessary to intersect with the South line of the North 77.45 feet of the North half of the Northwest quarter of the Northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.