

Skamania County, WA
Total: \$307.50
EASE
Pgs=5

2025-001811

11/12/2025 11:15 AM

Request of: GORGE LEGACY LAW, LLC



RETURN NAME and ADDRESS

Gorge Legacy Law, LLC
112 West 4th Street
The Dalles, OR 97058

Skamania County
Real Estate Excise Tax

N/A
NOV 12 2025

Please Type or **Print** Neatly and Clearly All Information

Document Title(s)
Grant of Easement

PAID

N/A
Skamania County Treasurer
M. [Signature]

Reference Number(s) of Related Documents

Grantor(s) (Last Name, First Name, Middle Initial)

Essex, Tim E. and Mary Ellen, husband and wife

Grantee(s) (Last Name, First Name, Middle Initial)

Young, Anthony

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

Beginning at the NW corner of Lot 2 of the Whitehead Short Plat; thence East 15 feet along the South property line of Brooks Road, a county road; thence South 150 feet and parallel to the West line of said Lot 2; thence West to the West line of said Lot 2; thence North 150 feet along the said West line of Lot 2 to the point of beginning.

Jm 11/10/2025

Assessor's Tax Parcel ID Number 03081730180000, 03081730170300

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

2-4 7E

GRANT OF EASEMENT

Tim E. Essex and Mary Ellen Essex, husband and wife, ("**Grantors**") for and in consideration of \$10.00, in hand paid, grants to Anthony Young, and his successors in interest and assigns ("**Grantee**"), an easement, as described below.

RECITALS:

- A. Grantors own real property in the County of Skamania, State of Washington described as follows (the "**Burdened Property**"):

Lot 2 of the Whitehead Short Plat in the SW1/4 of the SW1/4 of section 17, T.3 N., R. 8 E., W.M., Skamania County, Washington, Auditor File No. 2005158343

- B. Grantee owns real property situated in the County of Skamania, State of Washington and described as follows (the "**Benefited Property**"):

Lot 3, Magruder Short Plat located in SW1/4, SW1/4; Section 17, T3N, R. 8 E., W.M., Skamania County, Washington, Auditor File No. 2016001472.

- C. Grantors now desire to grant a perpetual, non-exclusive, appurtenant easement to Grantor and upon the terms described below.

EASEMENT AGREEMENT:

1. **Purpose.** The Benefited Property is uphill from the Burdened Property and as such surface and stormwater will flow from the Benefited Property down unto, over and under the Burdened Property. The purpose of conveying this Easement is to further Grantee's and his successor of interest, ability to develop the Benefited Parcel into multiple parcels under local laws and zoning regulations which require surface and stormwater management for development.
2. **Easement.** Grantor grants to Grantee an Easement for the Benefited Property on, over, and under Burdened Property (the "**Easement**"). The Easement Area is defined as the following portion of the Burdened Property and as shown on Exhibit A:

*Beginning at the northwest corner of Lot 2 of the Whitehead Short Plat;
Thence East, 15.00 feet along the south property line of Brooks Road, a*

4-4 TE

county road; Thence South 150.00 feet and parallel to the west line of said Lot 2; Thence west to the west line of said lot 2; Thence North 150.00 feet along the said west line of Lot 2 to the point of beginning.

3. **Easement Use.** Grantee, shall have right to use the Easement to landscape, construct, maintain and re-develop facilities, including an existing ditch, to convey and dissipate surface and stormwater, including said water discharged from any retention pond or storage pond, from the Benefited Property, such as but to limited to, bioswales, improved ditches and the like. The Easement shall not be fenced.
4. **Nature of Easement.** The Easement shall be perpetual, non-exclusive, and appurtenant to the Benefited Property and the Burdened Property.
5. **Maintenance/Restrictions.** Grantee, at Grantee's expense shall maintain the Easement in reasonably good condition for the Easement's purpose.
6. **Representation and Attorney Fees.** This Easement Agreement was drafted by Grantee's Attorney on behalf of the Grantee. Grantors are advised to seek their own representation regarding this Easement Agreement. To the extent a lawsuit is required to enforce these provisions the party who prevails at trial and upon appeal shall be entitled to judgment for their reasonable attorney fees through trial and all appeals.

Dated: October 7, 2025.

Grantors:

Grantee:

Tim Essex SR
Tim E. Essex

Anthony Young
Anthony Young

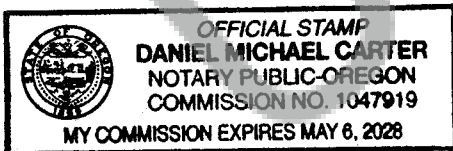
Mary Ellen Essex
Mary E. Essex

NOTARY PUBLIC
STATE OF WASHINGTON
REANNON JONES
MY COMMISSION EXPIRES
JULY 05, 2028
COMMISSION # 24022128

Dated: 10/7/2025¹⁸, 2025.

Oregon
STATE OF WASHINGTON)
County of Klickitat Multnomah) ss.

Dated: 7 November, 2025.



Notary Public for Washington
Residing at: Gresham, OR
My appointment expires: May 6 2028

MAGRUDER SHORT PLAT

LOCATED IN SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF
SECTION 17, T. 3N., R. 8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NUMBER 03-08-17-3-0-1700-00

