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Return Address:
The John's Real Estate Corporation
130 Riverview Drive
East Wenatchee, WA 98802



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Page: 1 of 8
08/21/2008 01:09P
Douglas County

AFFT. # 80219
MARY E. DODGE
TREASURER, DOUGLAS COUNTY
WATERVILLE, WASH.
N Mary 8/21/08
EXEMPT

EASEMENT GRANT

Reference numbers of related documents: _____

Grantor:

- Jonathan E. and Linda Corning
- Joshua J. Corning
- John J. and Mary Ann Corning

Grantee:

- Jonathan E. and Linda Corning
- Joshua J. Corning
- John J. and Mary Ann Corning

Legal Description:

- Portions of Sec. 27, T. 25 N., R. 21, E.W.M. lying northerly of Highway U.S. 2.
- Additional legal description is on page 5 of document

Assessor's Property Tax Parcel Account Number(s): 25212720002; 25212710001; 25212730005;
25212720001; 25212710002; 25212730001

This Easement Grant is made between Jonathan E. Corning and Linda Corning, husband and wife; Joshua J. Corning, a single man; and John J. Corning and Mary Ann Corning, husband and wife, hereinafter referred to as the "Grantors", and Jonathan E. Corning and Linda Corning, husband and wife; Joshua J. Corning, a single man; and John J. Corning and Mary Ann Corning, husband and wife, hereinafter referred to as the "Grantees".

The following recitals of fact are a material part of this instrument:

A. Jonathan E. Corning and Linda Corning are the owners of Lot 9 and Lot 10, Joshua Corning is the owner of Lot 11 and Lot 12 and John J. Corning and Mary Ann Corning are the owners of Lots 13 and Lot 14 all as more particularly described as follows:

See Exhibit "A" attached and map attached as Exhibit "C" hereto and by reference incorporated herein.



B. The Grantors wish to grant and the Grantees wish to receive mutual easements over, under and across that part of Lot 9, 10, 11, 12 , 13 and 14 described as follows and hereafter referred to as "the easement premises":

A strip of land 60 feet in width, the center line of which is the center line of the existing road on Lots 9, 10, 11, 12, 13 and 14 as of the date of this Easement Grant.

Now, therefore, in consideration of the mutual benefits to be derived therefrom, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made:

1. Grant of Easement. The Grantors hereby grant to the Grantees, their heirs and assigns, as an easement appurtenant to Lots 9, 10, 11, 12, 13 and 14 a perpetual easement for ingress, egress and utilities over, under and across the easement premises.

2. Use of Easement Premises. Use of the easement premises is for all legal purposes now existing or hereafter arising.

3. Division of Property. If any of the Parcels are hereafter divided into parts by separation of ownership or by Lease, all parts shall enjoy the benefit of the easement hereby created.

4. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.

5. Attorneys' Fees. Any party may enforce this instrument by appropriate action and should they prevail in such litigation, they shall recover as part of their costs a reasonable attorneys' fee.

IN WITNESS WHEREOF the Grantor and the Grantee have hereunto set their hands and seals this 21st day of August, 2008.

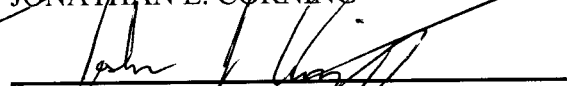
GRANTORS:



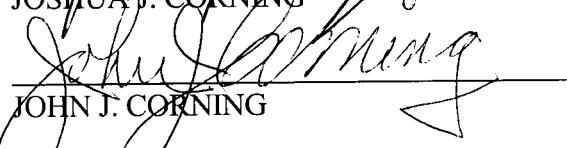
JONATHAN E. CORNING



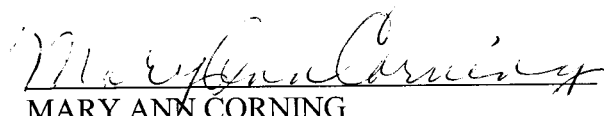
LINDA CORNING



JOSHUA J. CORNING

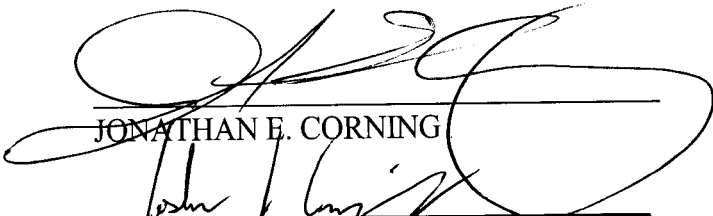


JOHN J. CORNING

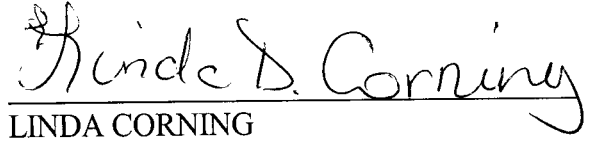


MARY ANN CORNING

GRANTEES:



JONATHAN E. CORNING



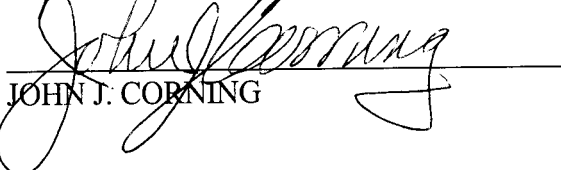
LINDA CORNING



JOSHUA J. CORNING



MARY ANN CORNING

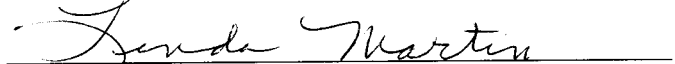


JOHN J. CORNING

STATE OF WASHINGTON)
) ss.
County of Douglas)

I certify that I know or have satisfactory evidence that Jonathan E. Corning and Linda Corning are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 21st day of August, 2008.



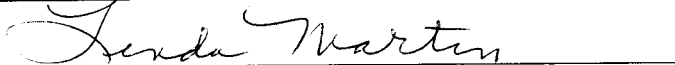
(signature)
Linda Martin

(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires 1-6-10

STATE OF WASHINGTON)
) ss.
County of Douglas)

I certify that I know or have satisfactory evidence that Joshua J. Corning is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 21st day of August, 2008.



(signature)
Linda Martin

(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires 1-6-10



STATE OF WASHINGTON)
) ss.
County of Douglas)

I certify that I know or have satisfactory evidence that John J. Corning and Mary Ann Corning are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 21st day of August, 2008.

Linda Martin
(signature)

Linda Martin
(printed or typed name)

NOTARY PUBLIC, State of Washington

My Commission Expires 1-16-10



EXHIBIT "A"

Lot 9:

All the lands lying in the West half of the West half lying North of Highway 2 in Section 27, Township 25 North, Range 21 East of the Willamette Meridian, Douglas County, Washington.

Lot 10:

All distances and areas shown on the following described parcel of land are grid values per N.A.D 83/1991 adjustment, Washington State Coordinate System, North Zone. To obtain round distances and areas multiply by a factor of 1.0001291.

All of the Northeast Quarter of the Southwest Quarter and the East Half of the Northwest Quarter of Section 27, Township 25 North, Range 21 East, of the Willamette Meridian, Douglas County, Washington. lying North of State Route 2.

Except that portion of the East half of the Northwest Quarter of said Section 27 described as follows:

Commencing at the North Quarter Corner of said Section 27 a rebar and cap that bears South 89°51'12" East a distance of 2814.13 feet from a rebar and cap at the Northwest Corner of said Section 27; Thence South 04°35'34" West for a distance of 1908.25 feet to the True Point of Beginning; Thence South 87°35'33" West for a distance of 145.44 feet to a rebar and cap; Thence North 04°35'34" East for a distance of 1290.50 feet to the center of a private road; Thence South 81°52'58" East along the center line of said road for a distance of 14.26 feet; Thence along a curve to the left, the cord of which bears North 67°47'40" East, having a radius of 75.00 feet, a delta angle of 60°38'45" for an arc distance of 79.39 Feet; Thence North 37°28'18" East for a distance of 115.18 feet; Thence leaving said road centerline South 04°35'34" West for a distance of 1402.77 feet to the Point of Beginning.

Lot 11:

All distances and areas shown on the following described parcel of land are grid values per NAD 83/1991 adjustment, Washington State Coordinate System, North Zone. To obtain round distances and areas multiply by a factor of 1,0001291.

The Northwest Quarter of the Northeast Quarter of section 27, Township 25 North, Range 21 East. Willamette Meridian, Douglas County. Washington.

Exhibit "A" continued

Together with that portion of the East 'calf of the Northwest Quarter of said Section 27 described as follows:

Commencing at the North Quarter Corner of Section 27 a rebar and cap that bears South 89°51'12" East a distance of 2814.13 feet from a rebar and cap at the Northwest Corner of said Section 27; Thence South 04°35'34" West for a distance of 1307.21 feet to the True Point of Beginning; Thence South 87°35'33" West for a distance of 145.44 feet to a rebar and cap; Thence North 04°35'34" East for a distance of 689.46 feet to a point in the center of a private road; Thence South 81°52'58" East for a distance of 14.26 feet along the center line of said road; Thence along a curve to the left, the cord of which bears North 67°47'40" East, having a radius of 75.00 feet, a delta angle of 60°38'45" for an arc distance of 79.39 feet; Thence North 37°28'18" East for a distance of 115.18 feet; Thence leaving said road centerline South 04°35'34" West for a distance of 801.73 feet to the Point of Beginning.

Lot 12:

The Northeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 21 East of the Willamette Meridian, Douglas County, Washington.

Lot 13:

All distances and areas shown on the following described parcel of land are grid values per NAD 83/1991 adjustment, Washington State Coordinate System, North Zone. To obtain ground distances and areas multiply by a factor of 1.0001291.

The Southwest Quarter of the Northeast Quarter and that portion of Northwest Quarter of the Southeast Quarter of Section 27. Township 25 North, Range 21 East. Willamette Meridian, County of Douglas. Washington, lying North of State Route 2.

Together with that portion of the East half of the Northwest Quarter of said Section 27 described as follows:

Commencing at the North Quarter Corner of Section 27 a rebar and cap that bears South 39°51'12" East a distance of 2814.13 feet from a rebar and cap at the Northwest Corner of said Section 27; Thence South 04°35'34" West for a distance of 1908.25 feet to the True Point of Beginning; Thence South 87°35'33" West for a distance of 145.44 feet to a rebar and cap; Thence North 04°35'34" East for a distance of 601.04 feet; Thence North 87°35'33" East for a distance of 145.44 feet; Thence South 04°35'34" West for a distance of 601.04 feet to the Point of Beginning.



JOHN CORNING

ES

49.00

Douglas County

Exhibit "A" continued

Lot 14:

The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter lying North of SR2 in Section 27, Township 25 North, Range 21 East of the Willamette Meridian, Douglas County, Washington.

Exhibit "C"

