

After Recording Return to:
McGrane & Schuerman
298 S. Main, Suite 304
Colville, WA 99114

Auditor File #: 2010 0009617

Recorded at the request of:

STEVENS COUNTY TITLE COMPANY

on 12/23/2010 at 11:26

Total of 5 page(s) Paid: \$ 66.00
STEVENS COUNTY, WASHINGTON
TIM GRAY, AUDITOR

AALLEN

**DEDICATION OF WATER WELL EASEMENT
AND WATER PIPELINE EASEMENT
AND HOLDING TANK EASEMENT FOR PROPERTY LOCATED IN
SECTION 34, TOWNSHIP 33 NORTH, RANGE 37 EWM,
STEVENS COUNTY, WASHINGTON**

110781

WILLIAM M. WILDEN and GENE A. WILDEN, husband and wife, hereinafter referred to as Dedicator, their successors, heirs, and assigns, forever, make and declare the following perpetual, non-exclusive water well, and water pipeline easement:

Grantee: Public.

WHEREAS, Dedicator owns the following described real property:

Assessor's Parcel Nos. 1647547, 1647546, 1647201

PARCEL A:

That part of the S1/2 of the SW1/4 of Section 34, Township 33 North, Range 37 East W.M., in Stevens County, Washington; described as follows:

Commencing at the South quarter corner of said Section 34, from which the Southwest corner thereof bears South 88°58'15" West 2640.04 feet; thence along the South line of said Section 34, North 87°39'03" East 172.28 feet to the centerline of the Addy-Gifford County Road (C.R.P. No. 207); thence along said centerline North 64°40'10" East 112.30 feet to the beginning of a curve concave to the Southwest having a radius of 108.00 feet; thence along said centerline and curve, Northerly, Northwesterly and Westerly 309.87 feet through a central angle of 164°23'17"; thence South 80°16'53" West 719.97 feet to the beginning of a curve concave to the Northeast having a radius of 181.59 feet; thence along said centerline and curve Westerly 145.02 feet through a central angle of 45°45'22" to the Point of Beginning for this description; thence leaving said centerline South 64°05'06" West 145.47 feet to a point that is 120.00 feet North of and at right angles to the South line of said SW1/4; thence parallel with said South line, South 88°58'15" West 693.54 feet; thence North 26°07'00", East 111.89 feet to the centerline of an existing roadway, said point hereinafter referred to as Point "A"; thence North 20°09'03" West 339.23 feet; thence North 24°59'09" West 377.98 feet; thence North 00°31'17" East to the North line of said S1/2 of the SW1/4; thence along said North line,

to the Northeast corner of said S1/2 of the SW1/4; thence along the East line thereof, South 01°46'28" East to the centerline of the Addy-Gifford County Road (C.R.P. No 207); thence along said centerline, Southwesterly and Southerly 1037.05 feet to the Point of Beginning.

PARCEL B:

The NW1/4 of the SE1/4 and that part of the SW1/4 of the SE1/4, lying North of Addy-Gifford Road in Section 34, Township 33 North, Range 37 East, W.M., in Stevens County, Washington.

EXCEPT Lots 1 through 4, inclusive, of Short Plat No. SP 3-2009, as per plat thereof recorded May 20, 2010, under Auditor's File No. 20100003631.

Assessor's Parcel No. 1647250

Lot 2 of Short Plat No. SP 3-2009, located in the SE 1/4 of Section 34, Township 33 North, Range 37 East, W.M., in Stevens County, Washington, according to Plat thereof recorded May 20, 2010, under Auditor's File No. 20100003631.

WHEREAS, Dedicator wishes to Declare for themselves and to the future owners of the above described property, their heirs, successors and assigns, the following easement rights to the well, holding tank and pipeline easement;

NOW, THEREFORE, the Dedicator declares the following permanent easement dedications:

1. The well and pipeline easement and holding tank are located on the following real property, which shall be the burdened property:

PARCEL A:

That part of the S1/2 of the SW1/4 of Section 34, Township 33 North, Range 37 East W.M., in Stevens County, Washington; described as follows:

Commencing at the South quarter corner of said Section 34, from which the Southwest corner thereof bears South 88°58'15" West 2640.04 feet; thence along the South line of said Section 34, North 87°39'03" East 172.28 feet to the centerline of the Addy-Gifford County Road (C.R.P. No. 207); thence along said centerline North 64°40'10" East 112.30 feet to the beginning of a curve concave to the Southwest having a radius of 108.00 feet; thence along said centerline and curve, Northerly, Northwesterly and Westerly 309.87 feet through a central angle of 164°23'17"; thence South 80°16'53" West 719.97 feet to the beginning of a curve concave to the Northeast having a radius of 181.59 feet; thence along said centerline and curve Westerly 145.02 feet through a central angle of 45°45'22" to the Point of Beginning for this description; thence leaving said centerline South 64°05'06" West 145.47 feet to a point that is 120.00 feet North of and at right angles to the South line of said SW1/4; thence parallel with said South line, South

88°58'15" West 693.54 feet; thence North 26°07'00"; East 111.89 feet to the centerline of an existing roadway, said point hereinafter referred to as Point "A"; thence North 20°09'03" West 339.23 feet; thence North 24°59'09" West 377.98 feet; thence North 00°31'17" East to the North line of said S1/2 of the SW1/4; thence along said North line, to the Northeast corner of said S1/2 of the SW1/4; thence along the East line thereof, South 01°46'28" East to the centerline of the Addy-Gifford County Road (C.R.P. No 207); thence along said centerline, Southwesterly and Southerly 1037.05 feet to the Point of Beginning.

PARCEL B:

The NW1/4 of the SE1/4 and that part of the SW1/4 of the SE1/4, lying North of Addy-Gifford Road in Section 34, Township 33 North, Range 37 East, W.M., in Stevens County, Washington.

EXCEPT Lots 1 through 4, inclusive, of Short Plat No. SP 3-2009, as per plat thereof recorded May 20, 2010, under Auditor's File No. 20100003631.

2. The following real property shall be the benefitted parcel:

Lot 2 of Short Plat No. SP 3-2009, located in the SE 1/4 of Section 34, Township 33 North, Range 37 East, W.M., in Stevens County, Washington, according to Plat thereof recorded May 20, 2010, under Auditor's File No. 20100003631.

3. The Dedicator grants a permanent use of the well located on the above burdened parcel, together with a permanent easement twenty feet in width, ten feet on each side of the water pipeline as it now exists, together with an easement for the holding tank and the area twenty feet outside the perimeter, together with the right to construct, repair, and maintain the well, pipeline easement and holding tank.

The general location of the well, water pipeline and holding tank are described on Exhibit A attached hereto by this reference.

4. Limits of Construction: The Dedicator and all subsequent successors, heirs and assigns of the burdened parcel agree and covenant that said parties, their heirs, successors and assigns, will not construct, maintain or suffer to be constructed or maintain upon the said land described as Parcel A herein within 100 feet of the well herein described any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure poles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

5. This easement dedication shall be permanent, non-exclusive and run with the land. Jurisdiction and venue to enforce any of the terms of this Agreement shall be in Stevens County Superior Court and the prevailing party shall be entitled to all reasonable attorney fees and costs.

William M. Wilden
WILLIAM M. WILDEN

12/22/10
Date

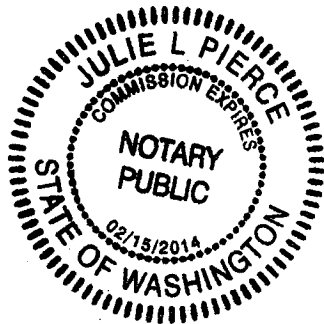
Gene A. Wilden
GENE A. WILDEN

12/22/10
Date

STATE OF WASHINGTON)
) ss
COUNTY OF STEVENS)

This is to certify that on this 22nd day of December, 2010, before me a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared WILLIAM M. WILDEN and GENE A. WILDEN, to me known to be the individual(s) described in and who executed the within instrument, and acknowledged to me that he/she/they signed the same as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Julie L. Pierce
NOTARY PUBLIC in and for the State
of Washington residing in Colville
My commission expires 2/15/14

Real Estate Excise Tax	
AFF#	<u>Eade Dedication</u>
Date Pd	
Original	
Amt Pd	<u>0</u>
Int	Pen
Stevens County Treasurer Deputy	
By <u>Km</u>	Date <u>12/23/10</u>

EXHIBIT A TO WATER WELL
BASEMENT, WATER PIPELINE EASEMENT,
AND HOLDING TANK EASEMENT FOR
PROPERTY IN SEC. 34 TWP 33N,
RGE 37 EWM STEVENS COUNTY WA

NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY

