

81991-1

PLEASE RETURN TO:

TRUNKENBOLZ & CARLSON, P.S
ATTORNEYS AT LAW
EAST 12704 NORA
SPOKANE, WA 99216

9108190127

TRANSAMERICA TITLE

AUG 19 10 47 AM '91

EASE

EASEMENT

WILLIAM E. DONAHUE
AUDITOR
SPOKANE, COUNTY, WASH.

800

The Grantor, LANDRETH CONSTRUCTION, INC. a Washington Corporation, for and in consideration of mutual benefit received, the receipt of which is hereby acknowledged, grants to Spokane County and the Autumn Crest Homeowner's Association an EASEMENT for drainage purposes over the following described real property situated in the County of Spokane, and the State of Washington.

TO-WIT:

The East 10 feet of the South 180' of the West 40.15, and the North 10' of the South 180' of the West 40.15' all of Tract 205 of VERA, as per plat thereof recorded in Book "0" of Plats, page 30, in the Northeast Quarter of Section 26, Township 25 North, Range 44 E.W.M. County of Spokane, State of Washington.

R. E. Excise Tax Exempt

Date Aug 19 1991

Spokane County Treas.

This EASEMENT grants to Autumn Crest Homeowner's Association and Spokane County and its authorized agents the right of ingress and egress to, over and from said EASEMENT area for the purpose of:

Inspection and emergency maintenance of drainage facilities. Whenever the AUTUMN CREST HOMEOWNER'S ASSOCIATION fails to maintain the stormwater drainage construction and improvements in reasonable conformance with the approved drainage plan, a notice will be given to the AUTUMN CREST HOMEOWNER'S ASSOCIATION by the County. If not corrected after ten (10) days, the County has the right to correct

the maintenance failure or have it corrected. All costs involved will be charged to the AUTUMN CREST HOMEOWNER'S ASSOCIATION.

This EASEMENT shall be terminated on the date the land described herein is platted.

IN WITNESS WHEREOF, we have hereto set our hand on this 16th day of August, 1991.

LANDRETH CONSTRUCTION, INC.

By: Nancy J. Simms
NANCY J. SIMMS, Vice President

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 16th day of August, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NANCY J. SIMMS, to me known to be the Vice-President of LANDRETH CONSTRUCTION, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument.

GIVEN under my hand and official seal the day and year last above written.

[Signature]
Notary Public in and for the State
of Washington, residing in _____
My Commission Expires: _____



Unofficial Document