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MAR 22 11 51 AM '96

Parcel No. 45254.9082
Chapman Road No. 2507
P 1724 A

SPokane County Engineering Department
Spokane County, Washington

SPokane
Spokane County Wash.
Deputy

DRAINAGE EASEMENT

The Grantor(s) Jay M. Jarvis and Meagan L. Jarvis, husband and wife and Richard T.

Dahm and Terri L. Dahm, husband and wife,

of the County of Spokane, State of Washington, for and in consideration of Mutual Benefits, the receipt of which is hereby acknowledged, grants to Spokane County and The Viewmont at Morningside Homeowners Association

of the County of Spokane, State of Washington,, an Easement over, under, and across the following described real property situated in the County of Spokane, State of Washington:

A portion of the Southeast Quarter of Section 25, T.25 N., R.44 E., W.M., in Spokane County, Washington described as follows:

Commencing at the East Quarter Corner of said Section 25; thence S.00°36'11"W., along the East Line of said Section 25, a distance of 844.56 feet to the TRUE POINT OF BEGINNING; thence continuing along said East Line S.00°36'11"W., a distance of 180.00 feet., thence N.89°38'26"W., a distance 150.51 feet to the Easterly Right of Way of Chapman Road per Deed recorded under Auditors Document No. 9312220496; thence N.12°50'39"E. along said Right of Way, a distance of 184.36 feet; thence S.89°38'26"E., a distance of 111.42 feet to the TRUE POINT OF BEGINNING.

The Grantor/~~XXXXXX~~ will construct the drainage facilities in conformance with the approved plans on file in the County Engineers Office.

This EASEMENT grants to Dahm Development, Inc. & Viewmont at Morningside Homeowners Asso. the right of ingress and egress to, over, and from said EASEMENT for the purpose of constructing, inspecting, and maintaining the drainage ways and facilities in conformance with the approved plan.

The Viewmont at Morningside Homeowners Association

or their successors in interest shall maintain the drainage facilities in conformance with the approved plans on file in the Engineers Office.

Maintenance financing of the drainage facilities shall be in a manner determined by Viewmont at Morningside Homeowners Association

or their successors in interest.

Should Viewmont at Morningside Homeowners Association

be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the Viewmont at Morningside Homeowners Association at the time of said termination.

In the event such private drainage facilities are improved to Spokane County standards, and the County is willing to accept the dedication of such drainage facilities, each lot owner shall execute any documents necessary to accomplish such dedication.

Spokane County is hereby granted the right of ingress and egress to, over, and from the above described property.

R.E. Excise Tax Exempt

Date: 3-22-1996

Spokane County Treasurer

By: [Signature]

Whenever Viewmont at Morningside Homeowners Association or their successors in interest fail to maintain the drainage facilities in conformance with the approved Drainage Plan, a notice will be given to Viewmont at Morningside Homeowners Association or their successors in interest by the County. If not corrected after ten (10) days, the County has the right to correct the maintenance failure or have it corrected at the expense of Viewmont at Morningside Homeowners Association or their successors in interest.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage whatsoever, including but not limited to inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 27th day of February 1996.

Richard T. Dahm
Richard T. Dahm

Jay M. Jarvis
Jay M. Jarvis

Terri L. Dahm
Terri L. Dahm

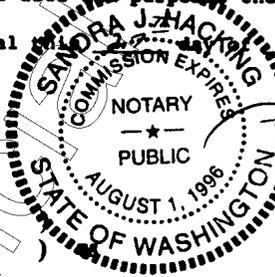
Meagan L. Jarvis
Meagan L. Jarvis

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

On this day personally appeared before me Jay M. and Meagan L. Jarvis

personally known to me to be the individual(s) who executed the forgoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said individual(s), for the uses and purposes therein mentioned.

Given under my hand and seal this February, 1996.



Sandra J. Hacking
Notary Public
and for the State of Washington,
residing at Spokane.

STATE OF WASHINGTON)
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that Richard T. and Terri L. Dahm,

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, and acknowledged it as their free and voluntary act, for the uses and purposes mentioned in the instrument.

Dated this 20th day of March, 1996.
20th 09h



Sandra J. Butler
Notary Public
In and for the State of Washington,
residing at Spokane.
My appointment expires 9-1-97

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 20th day of March, 1996.

FOR OBLIGATION TO CONSTRUCT
DAHM DEVELOPMENT, INC.

By: *Richard T. Dahm*
Richard T. Dahm, President

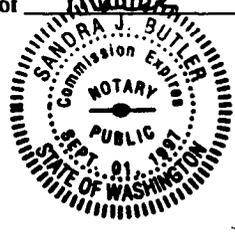
By: _____

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or have satisfactory evidence that Richard T. Dahm

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the President of Dahm Development, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 20 day of March, 1996



Sandra J. Butler
Notary Public in
& for the State of Wa
Residing @ Spokane
My appointment expires
9-1-97

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 20th day of March, 1996.

FOR OBLIGATION TO MAINTAIN
VIEWMONT AT MORNINGSIDE HOMEOWNERS ASSOCIATION

By: *Richard T. Dahm, President*

By: _____

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

I certify that I know or have satisfactory evidence that *Richard T. Dahm*

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the Authorized Agent of Viewmont at Morningside Homeowners Asso. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 20th day of March, 1996



Sandra J. Butler
Notary Public
In and for the State of Washington
residing at Spokane.
My appointment expires 9-1-97