

Return to:

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Othello, Washington 99344

### GRANT OF EASEMENT

Auditor file number of document to be released or assigned  
(if applicable) \_\_\_\_\_

1. Additional references on page \_\_\_\_ of document

Grantor

1. Fode Land Company, LLC, a Washington Limited Liability Company

Grantee

1. Ron L. Fode and Robin M. Fode, husband and wife

Legal Description (lot, block, plat or section, township, range)

1. Section 3, Township 19 North, Range 29 E.W.M., Grant County (Fode Land)

2. The Northwest Quarter of Section 2, Township 19 North,  
Range 29 E.W.M., Grant County (Fode)

3. The Southwest Quarter of Section 2, Township 19 North,  
Range 29 E.W.M., Grant County (Fode)

4. That portion of Section 1, Township 19 North,  
Range 29 E.W.M., Grant County (Fode)

Additional legal description on page 2 of document

Assessor's property tax parcel or account number

1. 18-0149-000 (Fode Land)

2. 18-0145-000 (Fode)

3. 18-0147-000 (Fode)

4. 18-0143-001 (Fode)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, FODE LAND COMPANY, LLC, a Washington Limited Liability Company, hereby grants and conveys to the Grantee, RON L. FODE and ROBIN M. FODE, husband and wife, husband and wife, and to their heirs, successors in interests and assigns, a perpetual non-exclusive easement on the real estate hereinafter described to construct, maintain and repair buried underground pipeline for the purpose of conveying water under and through the lands herein described together with the right to excavate and refill ditches and trenches for the location of such pipeline and the further right to remove undergrowth and other obstructions interfering with the location construction and maintenance of said pipeline, TOGETHER WITH rights of ingress and egress to construct, repair and maintain the pipeline and TOGETHER WITH an easement and right-of-way and the right, privilege and authority to construct, improve, repair and maintain a roadway providing access to benefited property hereinafter described. The easement shall be 30ft. in width along the Southern boundary of the following property:

**Fode Land Company, LLC Property:**

All of Section 3, Township 19 North, Range 29 E.W.M., records of Grant County, Washington.  
(Parcel No.: 18-0149-000)

This Easement is for the benefit of and appurtenant to any land now owned or hereafter owned by RON L. FODE and ROBIN M. FODE, husband and wife ("FODE"), and/or their assigns or successors in interest located in Sections 1 or 2, Township 19 North, Range 29 E.W.M., records of Grant County, Washington.

RON L. FODE and ROBIN M. FODE, husband and wife ("FODE") shall at their cost and expense repair and maintain in proper and substantial and workmanlike

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manner the buried pipeline. RON L. FODE and ROBIN M. FODE, husband and wife ("FODE"), their heirs or assigns, will pay for any damages done to the crops of the owner of Sections 1 or 2 or any tenant or licensee of the owner of Sections 1 or 2 during the construction, installation, maintenance or repair of the buried pipeline and will restore the surface of the ground in a good as condition when entered upon by RON L. FODE and ROBIN M. FODE, husband and wife ("FODE"). The owner of Sections 1 or 2 shall have the right to use the surface or subsoil for any purpose not incompatible with the installation and existence of the buried pipeline.

Grantee shall maintain the roadway utilized for ingress and egress in a neat and clean condition.

///End of Body of Document

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

FODE LAND COMPANY, LLC, a Washington  
Limited Liability Company,  
Grantor

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By: ROY B. FODE  
Title: Member

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By: PATTY G. FODE  
Title: Member

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RON L. FODE, Grantee

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ROBIN M. FODE, Grantee

STATE OF WASHINGTON )  
 ) ss. LIMITED LIABILITY COMPANY  
COUNTY OF \_\_\_\_\_ ) ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared ROY B. FODE, to me known to be a member of FODE LAND COMPANY, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that said individual was authorized to execute said instrument.

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

\_\_\_\_\_  
(Print Name) \_\_\_\_\_  
Notary Public in and for the State  
of Washington, Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss. LIMITED LIABILITY COMPANY  
COUNTY OF \_\_\_\_\_ ) ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared PATTY G. FODE, to me known to be a member of FODE LAND COMPANY, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that said individual was authorized to execute said instrument.

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

\_\_\_\_\_  
(Print Name) \_\_\_\_\_  
Notary Public in and for the State  
of Washington, Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON        )  
                                          ) ss.     Individual Acknowledgment  
COUNTY OF \_\_\_\_\_ )

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RON L. FODE to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_,  
2016.

\_\_\_\_\_  
(Print Name) \_\_\_\_\_  
Notary Public in and for the State  
of Washington, Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON        )  
                                          ) ss.     Individual Acknowledgment  
COUNTY OF \_\_\_\_\_ )

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBIN M. FODE to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_,  
2016.

\_\_\_\_\_  
(Print Name) \_\_\_\_\_  
Notary Public in and for the State  
of Washington, Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_