

SKAMANIA COUNTY, WASHINGTON

3. Flowage easement conveyed to the United States of America by deed recorded at page 615 Book "Y" of Deeds, records of said Skamania County.

4. A tract of land conveyed to PHILLIP AARON LARSEN, described as follows:

That portion of Lot 1, Section 22, Township 3 North, Range 10 East of the Willamette Meridian that lies South of Right-of-way of State Road No. 8, Underwood-West, Northwardly from Right-of-Way of Spokane, Portland and Seattle Railway Company and between the West line of said Lot 1, and a line parallel with and distant 100 feet Eastwardly (measured at right angles) from the West line of said Lot 1, situated in the County of Skamania, State of Washington, and

WHEREAS, the above described property contains several springs of water which are likewise owned by the grantors; and

WHEREAS, the grantee is now maintaining and operating a large fruit warehouse and cold storage plant at Underwood, Washington; and

WHEREAS, the grantee engages in the manufacture of ice, as well as cold storage operations; and

WHEREAS, the grantee has built a pipeline from certain of the aforementioned springs on the property of the grantors for the purpose of carrying water from said springs into said cold storage plant; and

WHEREAS, the grantee requires, or will require in the future, in the operation of said cold storage plant and warehouse a quantity of clear, cold and pure water in the amount of approximately one hundred fifty gallons per minute; and

WHEREAS, the aforementioned springs are the only practical source of water supply necessary for the operations of the aforementioned cold storage plant and warehouse, due to the fact that said water is very cold, clear and pure, and due to their close proximity to said warehouse and cold storage plant, and due to the fact that said grantee has found no other practicable source of water supply for its operations of ice manufacturing and cold storage and warehouse operations;

NOW, THEREFORE, the grantors hereby grant and convey an easement to the grantee and hereby grant to the grantee the following rights and privileges in connection with said easement, to-wit,

1. The grantee may keep and maintain the pipeline which it now has on the property of the grantors.
2. Grantee may lay and maintain a new pipeline across the land of the grantors and said pipeline may be connected and take water from any of the springs which are now serving the present pipeline which is now owned and used by the grantee for the purpose of bringing water from the aforementioned springs into its warehouse and cold storage plant at Underwood, Washington, and it is hereby understood and agreed that if a new pipeline, or pipelines, are laid across said premises by the grantee, said new pipelines are to run approximately along the same route as is now used by the grantee for their present pipeline.
3. The grantee may take water from the aforementioned springs through their present pipeline or through one or more pipelines which they may build in the future, up to the amount of approximately one hundred fifty gallons per minute.
4. The grantee may at all times necessary come upon the property of the grantors for the purpose of inspecting, repairing, laying or re-laying a pipeline, or pipelines, for the purpose of getting the aforementioned amount of water, from the aforementioned springs, to the aforementioned mentioned/warehouse and cold storage plant.

For and in consideration of the aforementioned easement, grantee hereby agrees to pay to the grantors Two Hundred Forty Dollars (\$240.00), such sum to be paid on or before the 15th day of January, 1938; the second sum, in the like sum of \$240.00, is to be paid by the