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RETURN ADDRESS:

Douglas P. Cushing
DuBoff Dorband Cushing & King, PLLC
Hampton Oaks, Second Floor
6665 SW Hampton Street
Portland, Oregon 97223

REAL ESTATE EXCISE TAX

21040

AUG 31 2000

PAID exempt

Harvey Erickson, Deputes

SKAMANIA COUNTY TREASURER

DEED

The GRANTOR, Erickson & Sons, Inc. an inactive Washington corporation in consideration of the premises and payment recited below, hereby grants and conveys, warranty, to: Harvey Erickson, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Commencing at the Northwest Corner of Section 32, Township 2 North, Range 5 East of the Willamette Meridian; thence South 1°38'44" East along the West line of said Section 32, 370.52 feet; thence East parallel with the North Line of said Section 32, 1,170.23 feet, more or less, to the Westerly Line of Skye Road (County Road No. 11080); thence Northerly and Westerly along the Westerly Line of Skye Road to the North Line of said Section 32; thence West along the North Line of Section 32 to the Northwest Corner of said Section 32 and the point of beginning;

ALSO know as Lot 1, WILSON SHORT PLAT NO. 1, filed under Auditors File No. 94893, filed October 18, 1982 in Book 3 of Short Plats, Page 37, Skamania County Records, State of Washington.

Gary H. Martin, Skamania County Assessor

Commonly known as:

Date 8-31-00 Parcel # 2-5-32-2-307

SUBJECT TO general taxes, Skamania County assessments:

1. Taxes for the year 1999: \$732.74, unpaid plus interest
Fire Patrol for the year 1999: \$15.44 unpaid
Parcel No. 02-05-32-2-0-0303-00.

Prop. No. 100-100
Ordered by _____
By _____
Filed _____
Date _____

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Harvey Erickson

AUG 31 11 27 AM '00

Angela Moser
AUDITOR
GARY H. OLSON

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Taxes for the year 2000: \$839.23, unpaid plus interest
Fire Patrol for year 2000: \$15.44 unpaid
Parcel No. 02-05-32-2-0-0303

2. Easement for transmission lines, including the terms and provisions thereof, recorded July 14, 1949 in Book 32, Page 464, Skamania County Deed Records.

3. Right of Way Easement for utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded September 5, 1985, in Book 84, Page 987, Skamania County Deed Records.

4. Easement for water pipe, including the terms and provisions thereof recorded November 20, 1986 in Book 103, Page 360, Skamania County Deed Records.

Consideration for this Deed is the sum of \$10.00, plus other value.

Dated: 8-31-2000

Harvey Erickson Pres
Harvey Erickson, President and
Sole Officer of Erickson & Sons, Inc.

STATE OF Washington)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that Harvey Erickson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Deed of Erickson & Sons, Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 31, 2000

Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

Sharon N. Sloan
Notary Public for Sharon N. Sloan
My Commission Expires: 9-13-03

0200070

Grantor covenants not to do or permit anything to interfere with the rights herein granted to Grantees, and without in any way limiting the generality of the foregoing, further covenants not to erect or construct, or permit to be erected or constructed, any fence, building or any other structure of any kind within the limits of said easement and right of way; that no flammable structure or material shall be erected or permitted within fifty feet of said plot; and, not to grant other easements on, under or over the within easement and right of way without Grantee's prior written approval.

Grantor also grants to Grantee the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee may elect for the protection of said facilities.

The rights of Grantee herein are perpetual, assignable and divisible so that Grantee can grant other persons or companies the right to use all or any portion of the Easement Area for uses compatible with the uses herein granted.

Grantee shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee, its agents, employees or assigns while exercising the rights granted herein and agrees to hold Grantor harmless from any and all claims for damages suffered thereby; provided, however, Grantee shall not be responsible to Grantor for any damages resulting from injuries to any person caused by acts or omissions of Grantor.

The rights herein granted shall continue until such time as Grantee, its successors or assigns, ceases to use the Easement Area for a period of five (5) successive years, in which event this Easement shall terminate and all rights hereunder shall revert to Grantor, provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its facilities on the Easement Area within any period of time from the date hereof.

The covenants, terms, conditions and provisions herein shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, assigns, lessees and agents of the parties hereto.

The undersigned agrees that all facilities installed by Grantee over, upon and under the above-described lands shall remain the property of the Grantee, removable at the option of the Grantee. Grantor covenants that it is the owner of the Easement Area, that it is authorized to grant this Easement, and that the Easement Area is free and clear of encumbrances, except those held by the following persons: _____

Dated this 14 day of August, 2000 James J. Walker
By: James J. Walker
(Grantor)

By: Carol J. Walker
(Grantor)
2 Carol J. Walker 08/09/00

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EXHIBIT A
LEGAL DESCRIPTION OF EASEMENT

**BOUNDARY DESCRIPTION OF THE PROPOSED STEVENSON SUBSTATION SITE FOR THE
NOANET CORPORATION
August 7, 2000**

In the County of Skamania, State of Washington:

A parcel of land located within the northwest quarter of Section 36, Township 3 North, Range 7
East of the Willamette Meridian, Skamania County, Washington, more particularly described as
follows:

Commencing at a rebar described as the monument to the northeast corner of the
NW1/4NW1/4 of said Section 36, from which the northwest corner of said Section, a 3
inch Brass cap, bears North 88°29'21" West 1318.94 feet; thence South 10°59'45" West
432.57 feet; thence North 67°36'25" West 63.20 feet to a point on the northwesterly BPA
right of way line; thence along said right of way South 42°01'32" West 26.54 feet to the
TRUE POINT OF BEGINNING; thence continuing along said right of way South
42°01'32" West 120.00 feet; thence leaving said right of way North 47°58'28" West
178.31 feet to a point on the southerly line of an entrance road to the Bonneville Power
Administration Stevenson Substation more particularly described in Book 68 of Deeds,
Page 507 of Skamania County; thence along said southerly line North 89°23'35" East
120.68 feet; thence on a 75.00 foot radius curve to the RIGHT, having a DELTA angle of
23°, a distance of 40.14 feet; thence South 67°36'25" East 67.88 feet to THE TRUE
POINT OF BEGINNING

NOTE: All distances and areas are GRID values per NAD 83/91, Washington State Plane
Coordinate System, South Zone. To obtain ground distances and areas multiply by a
factor of 1.000016.



Prepared by Roger Erlandsen

L.S. 23599

Date August 7, 2000

(Stevenson Easement.doc)

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STATE OF WASHINGTON)

County of Skamania) ss.

I CERTIFY that I know or have satisfactory evidence that

Jerry T. Walker and

Carol L. Walker are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged to be the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of Aug., 2000.

Sandy Seaman
(Type/Print Name)

Notary Public in and for the State of Washington

residing at Skamania

My Commission Expires: 8/19/05