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BOOK 235 PAGE 433

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REAL ESTATE EXCISE TAX

JAN 13 2003

SKAMANIA COUNTY TREASURER

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J. MICHAEL G. EVISON

COMMUNICATIONS SYSTEM RIGHT-OF-WAY AND EASEMENT DEED

Grant of Easement Deed by: First Independent Bank, a Washington corporation ("Grantor")  
whose address is P.O. Box 8904, Vancouver, Washington 98668

For valuable consideration, Grantor grants to UNITED TELEPHONE COMPANY OF THE  
NORTHWEST, an Oregon corporation, d/b/a Sprint, its successors, assigns, lessees and agents,  
(Grantee), subject to the terms stated below, a perpetual right of way and easement  
("Easement") to construct, operate, maintain, replace and remove a communication system that  
Grantee may, from time to time, require, consisting of but not limited to underground cables,  
wires, conduits, splice boxes and surface location markers upon and under a parcel of land  
legally described on Exhibit "A", (Land and Easement Tract), attached and incorporated.

All within Assessors Parcel No. 03-07-36-4-4-3000-00 in the County of Skamania and  
State of Washington.

Gary H. Martin, Skamania County Assessor  
Date 01/13/03 Parcel # 03-07-36-4-4-3000

This grant of Easement also includes:

- (a) the right of ingress and egress upon the land owned by Grantor adjacent to the Easement for the purpose of exercising the rights granted herein,
- (b) the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract and to use adjacent areas as necessary during construction and maintenance.
- (c) the right to license, permit or otherwise agree to the joint use of said line or system by any other person, firm or corporation for communications purposes.

Grantor will have the right to use and enjoy the Easement Tract and Land so long as such use is consistent with standard telephone and electrical practices and does not interfere with the rights herein granted.

Grantor warrants that Grantor is the owner of the Land and will defend title to the Land against the claims of any and all persons. Grantor further warrants that Grantor has full authority to grant this Easement according to its terms.

EXECUTED by GRANTOR this 8th day of November, 2002.

(GRANTOR) / (GRANTOR'S)

First Independent Bank

Donna Rush  
Printed Name: DONNA RUSH (SEAL)  
Title: Vice President

\_\_\_\_\_  
Printed Name: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

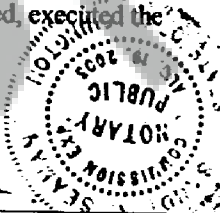
ACKNOWLEDGEMENT (for corporations)

STATE OF Washington,  
COUNTY OF Skamania, SS

On this 8th day of Oct., 2002, personally appeared before me Donna Rush who known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

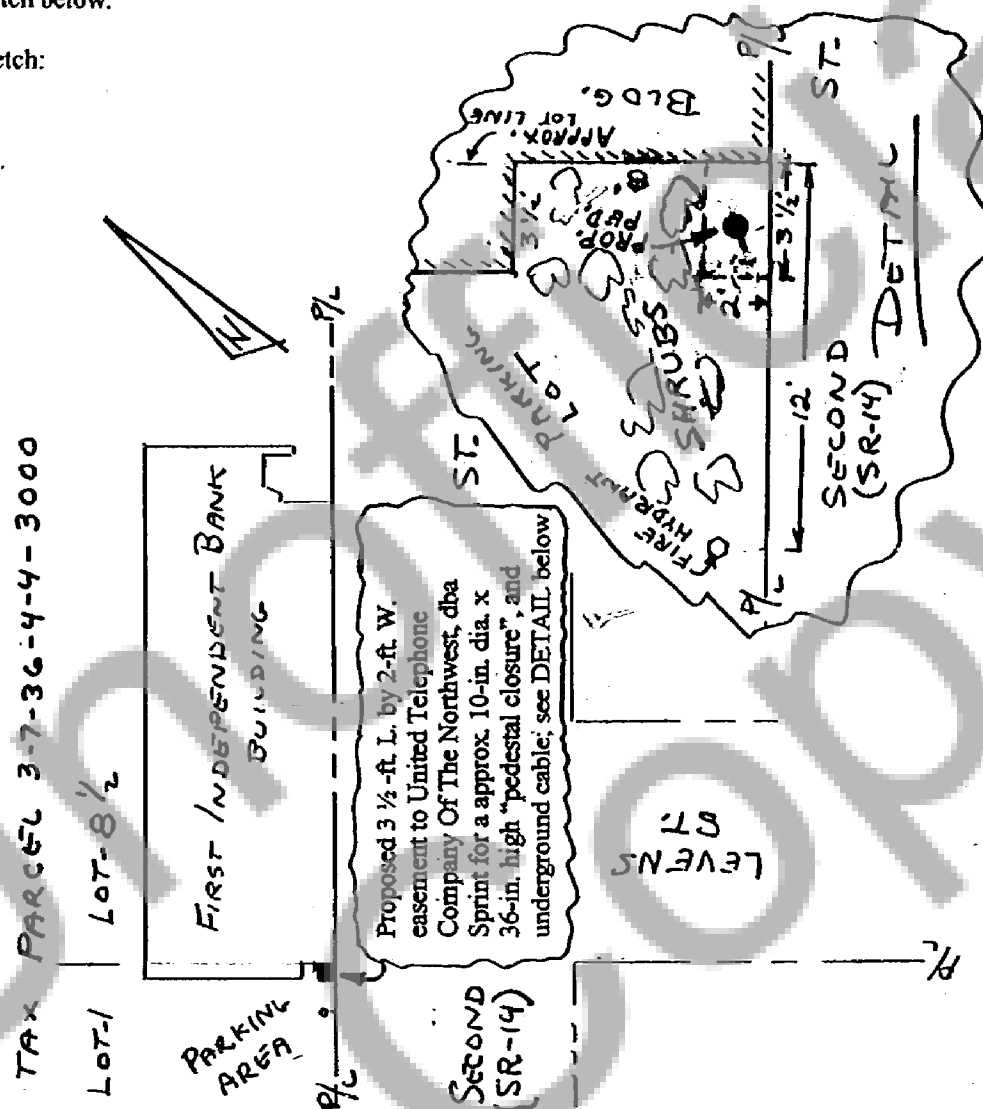
[Signature]  
Notary Public





**EASEMENT TRACT (description of easement):**  
A 3 1/2-ft. long by 2-ft. wide easement for a "pedestal closure" and underground cable; said easement lying contiguous with the southeasterly corner of said Lot-1; as approximated in the sketch below.

**Sketch:**



Page 3. Exhibit "A" COMMUNICATIONS SYSTEM RIGHT-OF-WAY EASEMENT DEED.