

147239

BOOK 235 PAGE 439

RETURN TO:

SPRINT
Real Estate
KSOPHT0101-Z2040
6391 Sprint Parkway
Overland Park, KS 66251-2040

REAL ESTATE EXCISE TAX

N/A

JAN 13 2003

N/A

PAID
Nickie Clifford
SKAMANIA COUNTY TREASURER

FILED
SKAMANIA COUNTY
BY SPRINT

JAN 13 2 38 PM '03

Amos

J. MICHAEL J. JASON

FILED
SKAMANIA COUNTY
BY
JAN 13 2003

COMMUNICATIONS SYSTEM RIGHT-OF-WAY AND EASEMENT DEED

Grant of Easement Deed by: Hunsaker Oil Company, Inc., a Washington corporation
("Grantor") whose address is P.O. Box 68, White Salmon, Washington 98672

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. 03-07-36-4-4-3200-00 in the County of Skamania and State of Washington.

Gary H. Martin, Skamania County Assessor
Date 01/13/03 Parcel # 3-7-36-4-4-3200

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.

BOOK 235 PAGE 440

EXECUTED by GRANTOR this 12 day of November, 2002.

(GRANTOR)/(GRANTOR'S)

Hunsaker Oil Company

William F. Hunsaker (SEAL)

Printed Name: William F. Hunsaker
Title: President

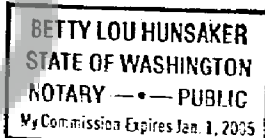
Printed Name: _____ (SEAL)
Title: _____

ACKNOWLEDGEMENT (for corporations)

STATE OF Washington)
COUNTY OF Klickitat)SS

On this 12th day of November, 2002, personally appeared before me William F. Hunsaker who is 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 signature(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.



Betty Lou Hunsaker
Notary Public
My Commission expires: 1-1-05

LAND DESCRIPTION (description of property on which this easement is granted):
 Within Tax Parcel 03-07-36-4-4-3200-00; Lots 14, 15 and 16, Block 8, and W. 40-ft. Second St.,
 Riverview Addition to the Town Of Stevenson; Skamania County, Washington; in SE $\frac{1}{4}$, SE $\frac{1}{4}$,
 Sect. 36, T-3-N, R-7-E. WM. Deed Ref. Book 108, Page 536.

EASEMENT TRACT (description of easement):
 A 2-ft. wide easement for a "pedestal closure" and underground cable; said easement lying
 contiguous with the easterly 20-ft. of the southerly property line of said Parcel, and within that
 City Of Stevenson easement encompassing the south east corner of said Parcel; as approximated
 in the sketch below.

Sketch:

