

147240

BOOK 235 PAGE 442

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
Wendy Holland Dep
SKAMANIA COUNTY TREASURER

FILED
SPRINT
WASH

JAN 13 2 41 PM '03

Amoser

J. HIGDON

COMMUNICATIONS SYSTEM RIGHT-OF-WAY AND EASEMENT DEED

Grant of Easement Deed by: Margaret Anne Heller ("Grantor") whose address is
712 Nelson Creek Road, Stevenson, Washington 98648

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 - 3500 - 00 in the County of Skamania
and State of Washington.

01/13/03 3-7-36-4-4-3500
Parcel #

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 25 day of October, 2002.

GRANTOR (S)

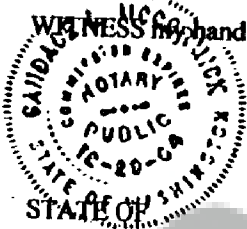
Frances O'Neill Keller
Margaret Anne Heller (SEAL)
daughter Frances Keller - executor
Frances O'Neill Heller
Printed Name: (SEAL)

ACKNOWLEDGEMENT (for individuals)

STATE OF Washington)
COUNTY OF Skamania) SS

Before me, a Notary Public in and for said County and State, on this 25 day of Oct, 2002, personally appeared before me Frances O'Heller who is known to me to be the identical person (s) who executed this foregoing instrument, and acknowledged to me that she executed the same as her free and voluntarily act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal.



[Signature]
Notary Public

STATE OF Washington)
COUNTY OF Skamania) SS

Before me, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared before me _____ who _____ known to me to be the identical person (s) who executed this foregoing instrument, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Notary Public

LAND DESCRIPTION (description of property on which this easement is granted):
Within Tax Parcel 03-07-36-4-4-3500-00; Lot-15, Block 7, Riverview Addition to the Town Of
Stevenson; Skamania County, Washington; in the SE ¼, SE ¼, Sect. 36, T-3-N, R-7-E-WM.
Deed Ref. Book 36, Page 156.

EASEMENT TRACT (description of easement):
A 2-ft. by 2-ft. square easement for a "pedestal closure" and underground cable, said easement
lying contiguous with the southeasterly corner of said Lot-15; as approximated in the sketch
below.

Sketch:

