

Skamania PUD
P.O. Box 500
Carson, WA
98610

REAL ESTATE EXCISE TAX

N/A
JUN -7 2012

PAID N/A
[Signature]
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Jody Gallanger do hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its successors and assigns, the right to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

A strip of land 15 feet wide centered on URD power and/or water line from existing utilities to the property corners of the tract of land located in the SW Quarter of the 35 Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian, all in Skamania County, Washington, and further described as follows: Ex. A

Lot # 2 having Tax Parcel number(s) 04-07-35-0-0-1202-000

to construct, reconstruct, rephrase, repair, operate, and maintain an electric and/or water distribution line or system upon the land described above and along all highways, roads or driveways abutting or upon said lands; and to cut, trim, and remove those trees and shrubbery, by machinery or otherwise, which interfere with the safe and prudent operation of said electric and/or water distribution line or system.

The undersigned agree that all pipes, wires, and other facilities, including any main service entrance equipment installed on the above-described lands by Skamania PUD or at its expense, shall be and remain the property of Skamania PUD and shall be removable at its option.

The undersigned covenant that they will not erect or maintain any structure which might interfere with the operation or maintenance of the electric and/or water facilities or access thereto and that they are the owners of the above-described lands, and that they have the right to execute this Right of Way Easement without the consent of any other party.

Grantor retains use and actual control of the above described lands for all purposes, except as provided herein. This Right of Way Easement shall be binding upon and inure to the benefits of the successors and assigns of the parties.

Rights and obligations not specifically conveyed hereby remain with the undersigned.

IN WITNESS WHEREOF, we have set our hands this 25 day of May, 2012.

Jody Caulder Gallanger
Name (Print or type full name)

Name (Print or type full name)

Jody Caulder Gallanger
Signature

Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Jody Caulder Gallanger and _____ on this 25 day of May, 2012, and acknowledged the foregoing to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Washington
10-17-2015
My Commission Expires

NOTARY PUBLIC
STATE OF WASHINGTON
BECKY L. FROMEL
MY COMMISSION EXPIRES
OCTOBER 17, 2015

Ex. A

Walter & Jewell Wagner
15626 SE 116 Street
Renton, WA 98059

REAL ESTATE EXCISE TAX

26824
MAR 16 2007

PAID 1241.00 + 242.50 = 1483.50
Sidney Fakini Deputy
SKAMANIA COUNTY TREASURER

REAL ESTATE CONTRACT

Doc # 2007165313
Page 1 of 11
Date: 03/16/2007 10:17A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$42.00

Sctc 29442

THIS CONTRACT made and entered into this 16 day of MARCH, 2007, between WALTER N. WAGNER, a married man subject to the community interest of JEWELL K. WAGNER, his wife, hereinafter called the "Seller" and JODY GALLANGER and MICHELLE GALLANGER, Husband and Wife, a marital community, hereinafter called the "Purchaser".

WITNESSETH; That Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller the following described real estate, with the appurtenances, in Skamania County, State of Washington:

A tract of land in the Northwest Quarter of Section 35, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania, State of Washington described as follows:

Lot 2 of the DeerMeadow Retreat Short Plat recorded in Auditor File No. 2005160076, Skamania County Records.

PARCEL NO. ~~04-07-35-0-0-1202-00~~

The terms and conditions of this contract are as follows: Skamania County Assessor
Date 3/16/07 Parcel# 4-7-35-1202
Lot 2 2nd

Price and Payment Terms

1. The purchase price is Ninety Seven Thousand and 00/100 Dollars (\$97,000.00), of which Thirteen Thousand and 00/100 Dollars (\$13,000.00) has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the amount of Eighty Four Thousand and 00/100 Dollars (\$84,000.00) shall be paid as follows:

a. Purchaser shall pay Five Hundred Eighty Seven and 35/100 Dollars (\$587.35) on or before the first day of each succeeding calendar month for the duration of this contract beginning April 18, 2007.

b. On or before March 18, 2017, the remaining balance of said purchase price, together with interest as specified herein, shall be paid in full. The amount of the final payment shall be the total of the principal and interest remaining unpaid plus any unpaid late charges, at the