

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

REAL ESTATE EXCISE TAX
N/A
AUG 29 2012
N/A
PAID _____
Cg deputy
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Theodore Claussen & Vassar do hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its Byrd 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 OH power line from existing power utilities to the property corners of the tract of land located in the _____ Quarter of the _____ Quarter of Section 31, Township 3 North, Range 8 East of the Willamette Meridian, all in Skamania County, Washington, and further described as follows:

Lot _____ having Tax Parcel number(s) 03083100060000
Ex. A attached PM 8-29-12

to construct, reconstruct, rephrase, repair, operate, and maintain an electric 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 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 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 20th day of August, 2012.

Vassar Turner Byrd
Name (Print or type full name)

Theodore L. Claussen
Name (Print or type full name)

Vassar Turner Byrd
Signature

[Signature]
Signature

STATE OF Washington

COUNTY OF Skamania Clark

Personally appeared the above named Theodore L. Claussen and Vassar T Byrd on this 20th day of August, 2012 and acknowledged the foregoing to be their voluntary act and deed.

Before me: Donna L Johnson
Notary Public for Washington
November 19, 2013
My Commission Expires

Notary Public
State of Washington
DONNA L JOHNSON
My Appointment Expires Nov 19, 2013

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Exhibit "A"

PARCEL I

Commencing at a point on the Government Meander Line on the North shore of the Columbia River where the North and South line between Sections 31 and 32, Township 3 North, Range 8 East of the Willamette Meridian, intersects with said Meander Line; thence North on said Section line to the right of way of the Spokane, Portland and Seattle right of way; thence Westerly along the South line of said right of way a distance of 1024 feet; thence South 22°30' East to said Government Meander Line on said North shore of the Columbia River; thence on said Meander Line Easterly to the point of beginning.

PARCEL II

That part of the Northwest Quarter of the Northeast Quarter and Government Lot 6 in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, lying South of State Highway No. 8 and North of Spokane, Portland and Seattle Railway tracks and lying East of a line 200 feet East of a line running parallel with the Meander Line of Smith Creek.

Excepting therefrom the following for both parcels:

1. That portion Conveyed to the Trust For Public Land recorded July 9, 1998 in Book 83, Page 665.
2. That portion lying within State Highway.

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SPECIAL EXCEPTIONS

1. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government, and the Public in and to that portion thereof lying below the ordinary high water mark of the COLUMBIA RIVER.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of SMITH CREEK, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the COLUMBIA RIVER in and to the bed thereof; also boating and fishing rights of property owners abutting the COLUMBIA RIVER or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that COLUMBIA RIVER & SMITH CREEK has moved.
5. Reservations of Minerals to William F. Sweeney et al by instrument recorded June 25, 1954 in Book 38, Page 219.
6. Rights of the Public in and to that portion lying within Highway.
7. Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 50.
8. Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 219.
9. We find no Recorded Access over Railroad and therefor cannot insure the property lying South of Railroad for Access across Railroad.