

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

REAL ESTATE EXCISE TAX

NA

NOV 24, 2014

PAID

NA
Timothy O. Todd
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned David Cowles & Sally Cowles, Husband and Wife 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:

Legal description:

The Northeast Quarter of the Northwest Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Except the following described as follows:

Beginning at a point 100 feet West of the Quarter Corner on the North Line of the said Section 29, thence South 135 feet to the initial point of the tract hereby described; thence South 315 feet; thence West 185 feet; thence in a Northwesterly direction to a point which is 265 feet due West of the initial point; thence East 220 feet; thence North 135 feet to intersection with the North line of the said Section 29; thence East 45 feet; thence South 135 feet to the initial point.

Also except that portion thereof conveyed to John E Jensen and Margaret Flagg Jensen, his wife, by deed dated November 14, 1956 and recorded at Book 42, Page 476, Skamania County Records, State of Washington.

Also except that portion acquired by United States of America for Bonneville power Administrations electric power transmission lines.

Also except that portion conveyed to Skamania County in instrument recorded May 11, 1995 in Book 149, Page 849.

Tax Parcel #: 03-08-29-0-0-0200-00 *L/M 11/24/14*

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land *200c. 30' SRC* feet wide centered on the underground or overhead power line on the above described lands to construct, operate and maintain an overhead or underground electric distribution line or system and/or all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Skamania PUD may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of circuits, wires, poles, cables, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by machinery or other means of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); and the right to permit the installation of communication and other circuits as part of said electric distribution system.

The undersigned agree that all poles, wires, and other facilities, including any 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 over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative and in Grantee's sole discretion, pay the Grantee the cost of rerouting the utilities around the structure; 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.

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This easement shall be non-exclusive, except as set forth above and as to any use that is inconsistent with Grantee's use. Every other use in this easement is subordinate to Grantee's use and Grantee reserves the right to exclude and eject any use and user that it finds to be inconsistent to Grantee's use or in its judgment compromises the health or safety of its employees or the public.

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 7th day of November, 2014.

David Eugene Cowles
Name (Print or type full name)

Sally Kathleen Rolletson Cowles
Name (Print or type full name)

David Eugene Cowles
Signature

Sally Kathleen Rolletson Cowles
Signature

STATE OF Wa

COUNTY OF Clark

Personally appeared the above named David E Cowles and Sally Kathleen Rolletson Cowles on this 7th day of November, 2014, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Anna M. Strain
Notary Public for Washington
11-8-2016
My Commission Expires

