

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

*N/A*  
OCT 04 2016

PAID *N/A*  
*by deputy*  
SKAMANIA COUNTY TREASURER

**RIGHT OF WAY EASEMENT**

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Devan Hinshaw and Tanya Hinshaw, husband and wife does 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:**

Lot 12, Riverside Estates, according to the plat thereof, recorded in Book 'B' of Plats, pages 44 and 45, records of Skamania County, Washington

**Subject to:**

Covenants, conditions, restrictions and easements of record.

**Tax Parcel #:** 02-05-29-3-0-0200-00 *2m 10/3/16*

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land 15 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.

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 19 day of SEPT., 2016.

Devan Hinshaw  
Name (Print or type full name)

Tanya Hinshaw  
Name (Print or type full name)

[Signature]  
Signature

[Signature]  
Signature

STATE OF Washington

COUNTY OF Clark

Personally appeared the above named Devan Hinshaw and Tanya Hinshaw on this 19<sup>th</sup> day of September, 2016, and acknowledged the foregoing to be their voluntary act and deed.

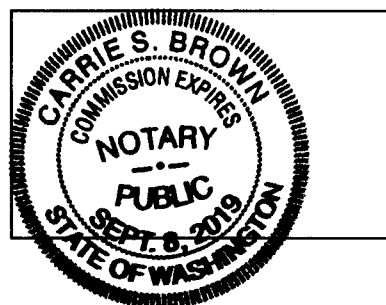
Before me:

[Signature]

Notary Public for Washington

09/08/2019

My Commission Expires



AFN #2016001384 Recorded Jul 14, 2016 05:23 PM DocType: DEED Filed by:  
COLUMBIA TITLE AGENCY Page: 1 of 1 File Fee: \$73.00 Auditor Robert J. Waymire  
Skamania County, WA

WHEN RECORDED RETURN TO:

DEVAN HINSHAW and TANYA HINSHAW  
192 River Road  
Washougal, WA 98671

Escrow Number: 45862

Filed for Record at Request of: *Columbia Title Agency*

### STATUTORY WARRANTY DEED

THE GRANTOR(S), DONALD G ARIONUS Jr. and PATRICIA J ARIONUS, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to DEVAN HINSHAW and TANYA HINSHAW, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

Lot 12, Riverside Estates, according to the plat thereof, recorded in Book 'B' of Plats, pages 44 and 45, records of Skamania County, Washington

Subject to:  
Covenants, conditions, restrictions and easements of record.  
Abbreviated Legal: (Required if full legal not inserted above.)

Skamania County Assessor  
Date 7-14-16 Parcel # 2-5-29-3-200

Tax Parcel Number(s): 0265-04-300-20000

Dated: July 6, 2016

*Donald G Arionus Jr.*  
DONALD G ARIONUS Jr.

*Patricia J Arionus*  
PATRICIA J ARIONUS

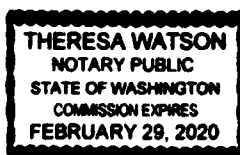
State of Washington

County of Clark

SS.

I certify that I know or have satisfactory evidence that DONALD G ARIONUS Jr. and PATRICIA J ARIONUS are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 7, 2016



*Theresa Watson*  
Notary name printed or typed: Theresa Watson  
Notary Public in and for the State of WA  
Residing at Vancouver  
My appointment expires: 2-29-20

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

39104  
JUL 14 2016

PAID \$ 1,489.10  
*Chadley Tamm Deputy*  
SKAMANIA COUNTY TREASURER

