

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
MAR - 7 2017

PAID N/A  
*Vickie Chelland, Treasurer*  
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned John F. Peyrollaz and Cloida F. Peyrollaz Trust, UA DTD November 13, 1996, a Washington Marital Community do hereby grant unto **Public Utility District #1 of Skamania County**, a Washington Municipal Corporation (hereinafter referred to as Skamania PUD), whose post office address is **P.O. Box 500, Carson, WA 98610**, and its successors and assigns, a perpetual non-exclusive easement for grantee, its successors and assigns, to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

*jm 3/6/2017*

Tax Parcel number 03082820100000 in unincorporated Skamania County near Carson, WA and described with particularity on Exhibit "A", attached hereto.

**Installation, maintenance, repair and reconstruction of a drainage pipe across a portion of the following described property and a drainage overflow area easement (30 feet by 50 feet), over and across, the western 30 feet, adjacent to Redwood Street and Tax Parcel 03082941030000, of that certain Tract of land, described in Statutory Warranty Deed, recorded April 4, 2016 in AFN 2016000617 as shown in Exhibit "B" and "C" attached hereto.**

To construct, reconstruct, repair, and maintain a drainage pipe and drainage overflow area upon the land described above; and to cut, trim, and remove shrubbery located within the easement, by machinery or otherwise, which interfere with the safe and prudent operation of said drainage pipe and related facilities.

The undersigned agree that the drainage pipe and the drainage overflow area on the above-described lands installed by Skamania PUD or at its expense, shall be and remain the equipment 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 drainage pipe 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 3 day of March, 2017

<u>John F. Peyrollaz, Trustee</u>	<u>Cloida F. Peyrollaz, Trustee</u>
Name (Print or type full name)	Name (Print or type full name)
<u><i>John F. Peyrollaz</i></u>	<u><i>Cloida F. Peyrollaz, Trustee</i></u>
Signature	Signature

STATE OF Washington COUNTY OF SKAMANIA  
Personally appeared the above named John F. Peyrollaz and Cloida F. Peyrollaz on this 3 day of March, 20 17, and acknowledged the foregoing to be their voluntary act and deed.

Before me: *Kelly T...*  
Notary Public for Washington

My Commission Expires 1/23/18

KELLY TENNISON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JANUARY 23, 2018

AFN #2016000617 Recorded Apr 04, 2016 12:17 PM DocType: DEEDBLA Filed by:  
JOHN & CLOIDA PEYROLLAZ Page: 1 of 4 File Fee: \$76.00 Auditor Robert J. Waymire  
Skamania County, WA

Exhibit A.

John and Cloida Peyrollaz \_\_\_\_\_  
162 Cascade Terrace \_\_\_\_\_  
Carson, WA 98610 \_\_\_\_\_  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

John and Cloida Peyrollaz \_\_\_\_\_  
Post Office Box 188 \_\_\_\_\_  
Carson, WA 98610 \_\_\_\_\_

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
31750  
APR - 4 2016  
FEB 11 2016  
NICKIE CHITTENDEN  
SKAMANIA COUNTY TREASURER

*J.F.*  
**Quit Claim Deed**  
Boundary Line Adjustment  
John F. Peyrollaz and Cloida F. Peyrollaz, Trustees of The  
Grantors, John F. Peyrollaz and Cloida F. Peyrollaz, Trust agreement  
dated November 13, 1996

- 1) Tax Lot 03082822031100  
Lot 3, OLD AIRPORT SHORT PLAT, recorded in Book 6 of Short Plats Page 18 on December 18, 2006  
in Auditors file no. 2006164193.
- 2) Tax Lot 03082822090100  
That certain tract of land described in Quit Claim Deed recorded on November 13, 1996 in Book 162,  
Page 978, Located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28,  
Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more  
particularly described as follows:

That portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township  
3 North, Range 8 East, Willamette Meridian, more particularly described as follows:  
Beginning at a point 1,000.00 feet west from the Northeast corner of the Southwest Quarter of the  
Northwest Quarter (SE1/4 NW1/4) of said section 28; Thence South 191 feet; Thence West 320 feet,  
more or less to the west line of said Section 28; Thence North along said west line 191.00 feet to the  
Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of the said Section  
28; Thence East 320 feet, more or less to the Point of Beginning.

- 3) Tax Lot 03082820100000  
The South 1/2 of the Northwest 1/4 of the said section 28, Township 3 North, Range 8 East, Willamette  
Meridian, Skamania County, Washington;

EXCEPTING THERFROM the following described tract: (As described in Quit Claim Deed recorded in  
Book 162, Page 970 Skamania County Records)

Beginning at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 (SE1/4 NW1/4) of section  
28, Township 3 North, Range 8 East, Willamette Meridian; Thence East, 660.00 feet (40 rods); Thence  
South, 528.00 feet (32 rods); Thence West, 660.00 feet (40 rods); Thence North, 528.00 feet (32 rods) to  
the point of beginning.

Also EXCEPTING THERFROM the following described tract: (As described in Quit Claim Deed  
recorded in Book 162, Page 970 Skamania County Records)

Planning Department Approved by  
4/4/16

Beginning at a point 693.00 feet (42 rods) East of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 (SE1/4 NW1/4) of section 28, Township 3 North, Range 8 East, Willamette Meridian; Thence East, 627 feet (38 rods) to the center line of said section 28; Thence South along the centerline of 498.00 feet (63-1/4 rods) to a point; Thence West, 627 feet (38 rods); Thence North, 498.00 feet (63-1/4 rods) to the point of beginning.

ALSO EXCEPTING THEREFROM the following described tract:

Lot 2 of the Henry Wood Short Plat recorded in Book 3 of Short Plats Page 124.

ALSO EXCEPTING THEREFROM the following described tract:

Beginning at a point 25.00 feet west and 40.00 feet south of the Northeast corner of the Southwest Quarter of the Northwest 1/4 (SE1/4 NW1/4) of said section 28, Township 3 North, Range 8 East, Willamette Meridian; Thence West 725.00 feet; Thence South 151.00 feet; Thence East 226.6 feet; Thence South 40.00 feet; Thence East 494.9 feet; Thence North 191.00 feet to the point of Beginning.

ALSO EXCEPTING THEREFROM the following described tract:

Commencing at the Southwest corner of the Northwest Quarter (NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian; Thence North 0°01'24" West along the west line of said section 182 feet; Thence North 89°58'36" East, 172 feet to the Point of Beginning; Thence North 89°58'36" East, 30 feet; Thence South 0°01'24" East, 25 feet; Thence South 89°58'36" West, 30.00 feet; Thence North 0°1'24" West, 25 feet to said Point of Beginning.

ALSO EXCEPTING THEREFROM the following described tract:

Beginning at a point 775 feet west of the Northeast corner of the Southwest Quarter of the Northwest quarter of the said section 28; Thence south 191 feet; Thence west 250 feet; Thence north 191 feet; Thence east 250 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following described tract:

That portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian, more particularly described as follows:  
Beginning at a point 1,000.00 feet west from the Northeast corner of the Southwest Quarter of the Northwest Quarter (SE1/4 NW1/4) of said section 28; Thence South 191 feet; Thence West 320 feet, more or less to the west line of said Section 28; Thence North along said west line 191.00 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of the said Section 28; Thence East 320 feet, more or less to the Point of Beginning.

J.F.  
C.F.

(Tax Lot 03082820090000), *John F. Peyrollaz and Cloida F. Peyrollaz, Trustee of The John F. Peyrollaz and Cloida F. Peyrollaz agreement dated November 13, 1996*, in consideration of a Boundary Line Adjustment, conveys and quit claims to *Grantees*, the following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

Tax Lot 03082820090000, Recorded in Warranty Deed Book 43 of Deeds page 208, Statutory Warranty Deed Book 48 of Deeds Page 286 and Statutory Warranty Deed Book 48 of Deeds Page 286, Located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

**Beginning** at a point 25 feet west and 40 feet south of the Northeast corner of Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28; Thence West 750 feet; Thence South 151 feet; Thence West 250 feet; Thence North 191 feet; Thence East 250 feet; Thence South 40 feet to the **Point of Beginning**.

The **Grantors**, in consideration of a Boundary Line Adjustment, conveys and quit claims to **Grantees** it's heirs and assigns, the following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

1) From Tax Lot 03082822031100

A portion of Lot 3, "OLD AIRPORT" SHORT PLAT, recorded on December 18, 2006 in Auditors file no. 2006164193, Located in the Northwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

**Beginning** at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of the said Section 28, Township 3 North, Range 8 East, Willamette Meridian;  
Thence, North 00°56'25" East, along the West line of said Section 28, a distance of 2.79 feet to a point;  
Thence, North 89°32'26" East, a distance of 1324.90 feet to a point;  
Thence, South 00°09'16" West, a distance of 13.86 feet to on the South line of the said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of the said Section 28;  
Thence North 89°58'51" West, along the said the South line of the said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of the said Section 28, a distance of 1324.87 feet to the **Point of Beginning**.

4/4/16

2) From Tax Lot 03082820090100

A portion of that certain tract of land described in Quit Claim Deed recorded on November 13, 1996 in Book 162, Page 978, Located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian; Thence North 89°58'51" West, along the North line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), a distance of 1025.93 feet to the **Point of Beginning**; Thence South 00°01'09" West, 191.00 feet; Thence North 89°58'51" West, 45.00 feet; Thence North 00°01'09" East, 191.00 feet; Thence South 89°58'51" East, 45.00 feet to the **Point of Beginning**.

## 3) From Tax Lot 03082820100000

A Portion of that certain tract of land, Located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington; being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 28, Township 3 North, Range 8 East, Willamette Meridian; Thence North 89°58'51" West, along the North line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), a distance of 775.93 feet; Thence South 00°01'09" West, 191.00 feet to the **Point of Beginning**; Thence South 00°01'09" West, 40.00 feet; Thence North 89°58'51" West, 295.00 feet; Thence North 00°01'09" East, 40.00 feet; Thence South 89°58'51" East, 295.00 feet to the **Point of Beginning**.

Filed for Recording: 4/4/2016  
 Approved By: [Signature]

This description constitutes a Boundary Line Adjustment between adjoining property owned by the grantors and does not create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

Dated, 4<sup>th</sup> day of Apr. 1, 2016

John F. Peyrollaz, Trustee  
 (Grantor) John F. Peyrollaz - Trustee

Cloida F. Peyrollaz, Trustee  
 (Grantor) Cloida F. Peyrollaz - Trustee

Skamania County Assessor  
 Date 4/4/16 Parcel # 0308282203100  
6.5. 03082820100000  
03082822090100  
03082822090000

STATE OF WASHINGTON )  
 )  
 COUNTY OF SKAMANIA )

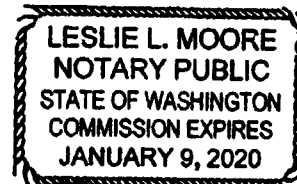
I certify that I know or have satisfactory evidence that John F. and Cloida F. Peyrollaz, Husband and wife, are the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 4<sup>th</sup> day of April, 2016.

Leslie L. Moore

NOTARY PUBLIC  
 My appointment

expires: 1-9-2020





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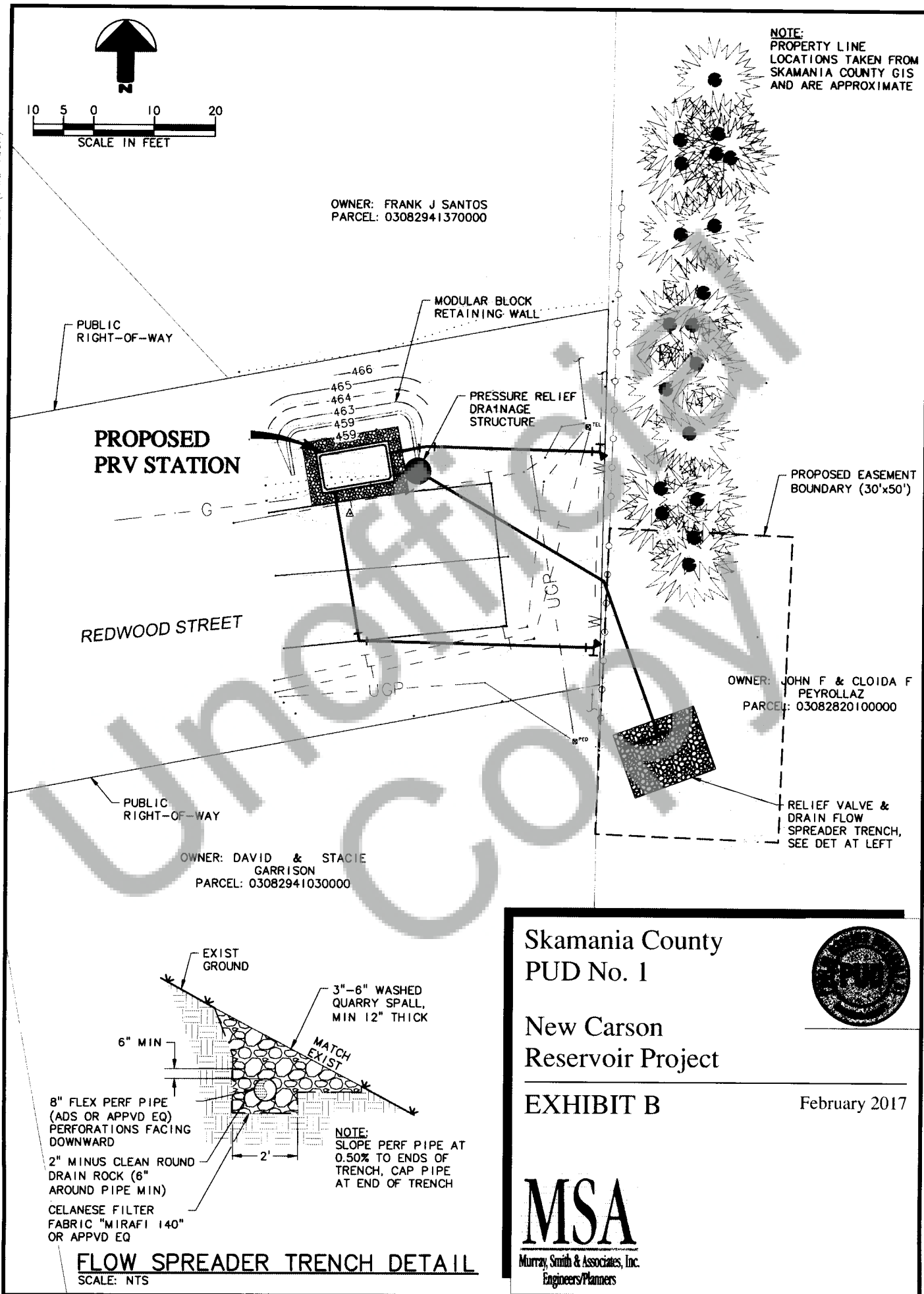


Exhibit C. Vicinity Map

