

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

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Theresa Mugerditchian and Mark Mugerditchian, wife and husband 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:

See Attached 'Exhibit A'

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A
JUN 15 2017

Tax Parcel #: 02-06-34-0-0-1100-00

PAID N/A
Robert J. Waymire
SKAMANIA COUNTY TREASURER
JUN 14 2017

Abbreviated Legal Description: SW ¼ SEC 34 T2N R6E

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 13 day of June, 2017.

Theresa L. Mugerdtichian
Name (Print or type full name)

MARK MUGERDTICHIAN
Name (Print or type full name)

[Signature]
Signature

[Signature]
Signature

STATE OF Washington COUNTY OF Spokane

Personally appeared the above named Theresa Mugerdtichian and Mark Mugerdtichian on this 13 day of June, 2017, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Kelly Teep
Notary Public for Washington
1/23/2018
My Commission Expires

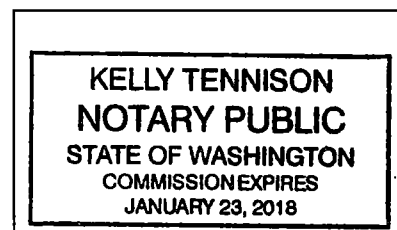


Exhibit 'A'

A tract of land located in the Southwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette meridian, in the County of Skamania and the State of Washington being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 34; Thence S01°05'10"W 303.29' along the West line of said Northeast Quarter of the Southwest Quarter to the True point of Beginning; Thence N78°36'59"E 434.35' to the centerline of Nielson Rd (formerly known as Duncan Creek Rd); Thence Southeasterly along said centerline to the Northerly line of that tract of land conveyed to the State of Washington in the matter of State Rd No. 8 Prindle to Skamania by Deed recorded November 13, 1925 in Deed Book U at Page 448, records of Skamania County, Washington; Thence Southwesterly along said Northerly line a distance of 15 feet to the Easterly line of that tract of land conveyed to Skamania County of Road District No. 1 by deed recorded September 17, 1923 in Deed Book T at Page 359, records of Skamania County, Washington; Thence Northwesterly along said Easterly line, a distance of 30 feet, more or less to the Northeast Corner thereof; Thence Southwesterly along the Northerly line of said Skamania County tract, a distance of 100 feet to the Northwest Corner thereof; Thence Southeasterly along the Westerly line of said Skamania County tract, a distance of 30 feet, more or less to the Northerly line of the above mentioned State of Washington Tract; Thence Southwesterly along said Northerly line to the West line of the Northeast Quarter of the Southwest Quarter of said Section 34; Thence N01°05'10"E 99.10' along said West line to the North line of Duncan Creek Road; Thence along said north line of Duncan Creek Road the following courses and distances; S60°33'33"W 51.52'; Thence along a 295.00 radius curve to the Right 341.31', the long chord which bears N86°14'46"W 322.59'; Thence N°06'05"W 168.43'; Thence N49°52'17"W 143.86' more or less to the intersection of said north line of Duncan Creek Road and the centerline of an existing driveway; Thence along the centerline of said existing driveway the following courses and distances:

N42°53'42"E 16.06'; Thence along a 32.06' radius curve to the right 32.39', the long chord which bears N71°50'43"E 31.03'; Thence S79°12'17"E 39.78; Thence along a 88.44 radius curve to the left 251.70', the long chord of which bears N19°15'27"E 174.94"; Thence leaving said centerline, N26°32'28"E 371.99'; Thence N78°36'59"E 329.06 to the true point of beginning.

Subject to easements of record.