

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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
FEB 15 2018

PAID

N/A
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Brian R Peeters, a single man 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'

Tax Parcel #: 02-05-00-0-0-7903-00

dm 2/15/18

Abbreviated Legal Description: SE ¼ SEC 28 T2N R5E

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 31 day of January, 2018.

Brian Peeters
Name (Print or type full name)

Brian Peeters
Signature

STATE OF Washington COUNTY OF Clark

Personally appeared the above named Brian Peeters and _____
on this 31st day of January, 2018, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Notary Public for Washington
08-22-2020
My Commission Expires

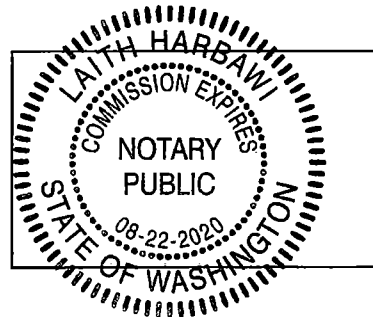


Exhibit 'A'

Being a portion of the North half of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a ¾" iron pipe with Skamania Count Brass Cap, marking the center of Section 28 as shown in Book 2 of Surveys, Page 212, Skamania County Auditor's Records;

Thence South 88°19'10" East, along the North line of the Southeast quarter of Section 28, for a distance of 1105.00 feet to the POINT OF BEGINNING;

Thence South 01°46'17" West, leaving said north line of the Southeast quarter of Section 28, for a distance of 282.32 feet;

Thence along the arc of a 350.00 foot radius curve to the left, through a central angle of 13°19'04", for an arc distance of 81.35 feet, the chord of which bears South 86°00'39" West, 87.17 feet;

Thence South 79°21'06" West, for a distance of 134.66 feet;

Thence along the arc of a 300.00 foot radius curve to the right, through a central angle of 29°33' 27", for an arc distance of 154.75 feet, the chord of which bears North 85°52'10" West, 153.05 feet;

Thence South 08°27'50" West, for a distance of 462.00 feet;

Thence North 88°19'10" West for a distance of 195.00 feet;

Thence South 26° 58' 31" West, for a distance of 576.98 feet to the South line of the North half of the Southeast quarter of Section 28;

Thence South 88°38'34" East, along the South line of said North half, for a distance of 1087.23;

Thence North 15°56'11" West, leaving the South line of said North half, for a distance of 540.86 feet;

Thence North 15°44'08" East, for a distance of 484.94 feet;

Thence along the arc of a 380.00 foot radius curve to the right, through a central angle of 15°55' 15", for an arc distance of 105.59 feet, the chord of which bears South 51°03'12" East, 105.25 feet;

Thence South 43°05'34" East, for a distance of 76.93 feet;

Thence South 83°19'47" East, for a distance of 34.02 feet;

Thence North 48°50'19" East, for a distance of 210.00 feet;

Thence North 86°06'12" West, for a distance of 70.81 feet;

Thence North 01°46'17" East, for a distance of 276.64 feet to the North line of the Southeast quarter of Section 28;

Thence North 88°19'10" West, along said North line for a distance of 435.00 feet to the POINT OF BEGINNING.

