

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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
N/A
MAR 29 2018

PAID N/A
Vickie Cleveland
SKAMANIA COUNTY TREASURER

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Darwin F Cook and Sharon A Cook, Trustees for the Cook Family Living Trust 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 #: 02-06-26-3-0-0300-00

Abbreviated Legal Description: #300 SEC 26 T2N R6E

The undersigned grants a perpetual non-exclusive easement under and across a strip of land 15 feet wide from transformer #9367 going down the Northside of Wagga Lane, crossing Beacon Highlands to pole #106440. This easement is specifically for PUD underground power line on the above described lands to construct, operate and maintain underground electric distribution 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, 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 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 26th day of March, 2018

DARWIN F COOK
Name (Print or type full name)

Sharon A. Cook
Name (Print or type full name)

Darwin F Cook
Signature

Sharon A. Cook
Signature

STATE OF Washington

COUNTY OF Skamania

Personally appeared the above named Darwin F. Cook and Sharon A Cook
on this 26 day of March, 2018, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Kelly Tey
Notary Public for Washington
1/23/2022
My Commission Expires



Exhibit 'A'

A portion of the West half of the Southwest quarter of Section 26, and the Northeast quarter of the Southeast quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of Tract 4 of BEACON HIGHLANDS, a land division shown in Volume 1 of Surveys, Page 257, Skamania County Auditor's Records, said point also being in inner corner of Tract 3 as shown thereon; thence North $89^{\circ}32'43''$ West, along the South line of Tract 4, for a distance of 205.00 feet to a corner of the Connon tract as described in Skamania County Auditor's File No. 2005156092; thence leaving said South line, North $10^{\circ}00'00''$ East, along the West line of the Connon tract, 170.00 feet to the True Point of Beginning; thence South $10^{\circ}00'00''$ West, 170.00 feet to said corner of the Connon tract; thence North $89^{\circ}32'43''$ West, 389.67 feet to the Southeast corner of Tract 5, BEACON HIGHLANDS; thence North $89^{\circ}04'38''$ West, 725.48 feet to the Southerly Southwest corner of Tract 5; thence North $25^{\circ}08'14''$ West, 7.51 feet; thence along the arc of a 350 foot radius curve to the left, through a central angle of $29^{\circ}06'52''$, for an arc distance of 177.85 feet to the most Westly corner of Tract 5; thence North $44^{\circ}51'35''$ East, 853.97 feet to the quarter corner between Sections 26 and 27; thence East along the North line of Tract 5, for a distance of 190.00 feet; thence South $12^{\circ}25'40''$ West, 338 feet, more or less, to a point that bears North $64^{\circ}14'00''$ West, 600.16 feet from the True Point of Beginning; thence South $52^{\circ}00'00''$ West 130.00 feet; thence South $31^{\circ}00'00''$ East, 30.00 feet to a point hereinafter called Point 'A'; thence continuing South $31^{\circ}00'00''$ East, 170.00 feet; thence South $89^{\circ}00'00''$ East, 540.00 feet to the True Point of Beginning.