

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

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Alice N. Rosebrook and Samuel R. Dunlap, Trustees of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust Dated March 25, 2008 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 29 2018

Tax Parcel #: 03-08-27-3-0-0501-00
03-08-27-3-0-0500-00
03-08-27-3-0-0602-00

PAID

N/A
Jm 6/28/18 *[Signature]*
SKAMANIA COUNTY TREASURER

Abbreviated Legal: SEC 27 T3N R8E

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.

Exhibit 'A'

Parcel 501

A tract of land located in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marked by an iron pipe on the East line of the William M. Murphy Donation Land Claim 1239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $69^{\circ}23'$ West 232.2 feet; thence South $18^{\circ}18'$ West 198.4 feet; thence South $69^{\circ}23'$ East 130 feet; thence in a Northeasterly direction 223.2 feet, more or less, to the point of beginning.

Parcel 500

A tract of land located in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marked by an iron pipe on the East line of the William B. Murphy D.L.C., 1239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $69^{\circ}23'$ West 232.2 feet; thence South $18^{\circ}18'$ West 576.70 feet, more or less, to the Northerly right-of-way line of Primary State Highway No. 8, as now constructed and existing; thence following and Northerly right-of-way line South $66^{\circ}34'$ East 199.07 feet, South $23^{\circ}26'$ West 20 feet and South $66^{\circ}34'$ East 230.5 feet to intersection with East line of said Murphy D.L.C., said point being marked by a bronze monument 578.09 feet North of the intersection of said East line with the South line of the said Section 27; thence North along the East line of said Murphy D.L.C. to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point marked by an iron pipe of the East line of the William M. Murphy D.L.C. 1239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $69^{\circ}23'$ West 232.2 feet; thence South $18^{\circ}18'$ West 198.40 feet; thence South $69^{\circ}23'$ East 130 feet; thence Northeasterly in a straight line 223.2 feet, more or less to the point of beginning.

Parcel 602

A tract of land located in the William B. Murphy D.L.C., in Section 27 Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of a tract of land conveyed to the grantors by deed dated April 29, 1966 and recorded at Page 465 of Book 55 of Deeds, Records of Skamania County, Washington; thence North $23^{\circ}26'$ East 255.6 feet to the Northerly right-of-way line of the county road designated as the House Road; thence North $68^{\circ}17'$ East following said Northerly line 215 feet; thence North $21^{\circ}43'$ East 167.45 feet, more or less, to the Northerly line of Parcel No. 3 of a tract of land conveyed to Ellis A. House and Elizabeth R. House, his wife, by deed dated May 17, 1956 and recorded at Page 502 of Book 41 of Deeds, records of Skamania County, Washington; thence following said Northerly line South $60^{\circ}41'$ East and South $54^{\circ}36'$ East to intersection with the Westerly line of a tract of land sold to Vernon E. Seager and Beverly A. Seager, his wife, by contract dated October 15, 1963 and recorded at Page 161 of Book 52 of Deeds, records of Skamania County, Washington; thence South $18^{\circ}18'$ West along said Westerly line to intersection with the Northerly line of Primary State Highway No. 8 as it existed in 1962; thence following the Northerly right-of-way line of said highway Northwesterly to the initial point of the tract hereby described.

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 June, 2018.

ALICE N. ROSEBROOK
Name (Print or type full name)

SAMUEL R. DUNLAP
Name (Print or type full name)

Alice N. Rosebrook
Signature

Samuel R. Dunlap
Signature

STATE OF Washington COUNTY OF Klickitat

Personally appeared the above named Samuel R. Dunlap and Alice N. Rosebrook
on this 26 day of June, 2018, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington
March 15, 2019
My Commission Expires



