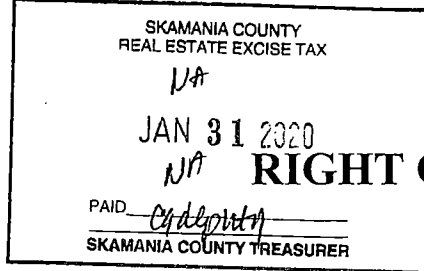




Skamania PUD
P.O. Box 500
Carson, WA 98610



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLEY THESE PRESENTS, that the undersigned, Riverview Trust Company, Trustee of the Ramona Bennett Irrevocable Trust, dated March 17, 2006, hereby grant unto Public Utility Distract #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:

(Tax Parcel #: 02-05-31-2-0-0720-00) *Jim 1/30/2020*
(Tax Parcel #: 02-05-31-2-0-0715-00)

A tract of land located in the Northwest quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, County of Skamania, State of Washington, described as follows: Lot 1 and 2, ROCKY RIVER, Short Plat, Recorded in Auditor's File No. 2019000572

The undersigned grants a perpetual non-exclusive easement as described in **Exhibit "A"** and Shown on **Exhibit "B"** under and across a strip of land 15.00 feet wide centered on the underground power line on the above described lands to construct, operate and maintain an 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 and 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 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 the 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 and undersigned.

IN WITNESS WHEREOF, we have set our hands this 15th day of January
Riverview Trust Company, Trustee of the
Ramona Bennett Irrevocable Trust
By: **Lori M. Hawkins, Sr. VP & Trust Officer**

NAME (Print or type full name)

NAME (Print or type Full Name)

Lori M. Hawkins
Signature

Signature

STATE OF Washington

COUNTY OF CLARK

Personally appeared the above named Lori M. Hawkins on this 15th day of January, 2020, and acknowledge the foregoing to be their voluntary act and deed

Before me:

Melissa Lucore Murray
Notary public for Washington

July 15, 2023
My Commission Expires

MELISSA LUCORE MURRAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 130606
COMMISSION EXPIRES JULY 15, 2023

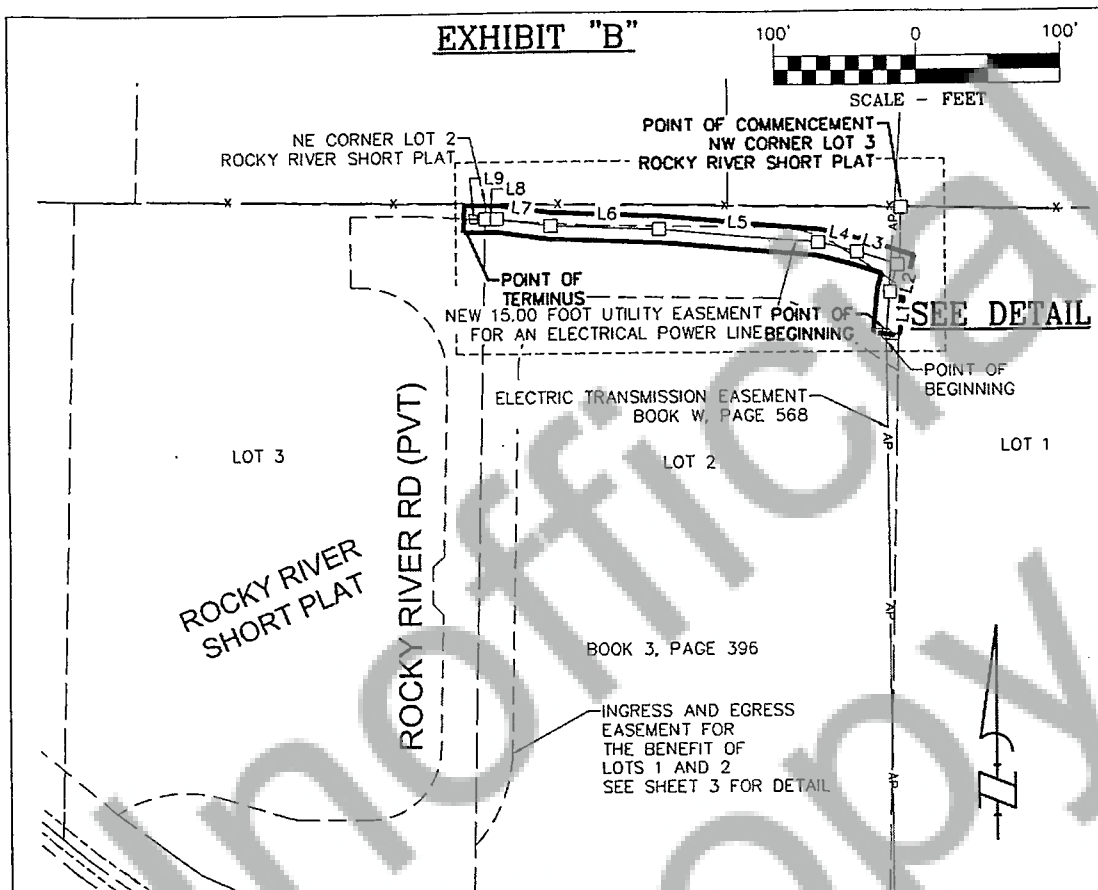
Exhibit "A"

A strip of land 15.00 feet in width, across that certain tract of land recorded as, Lot 1 and Lot 2, ROCKY RIVER, Short Plat, Recorded in Auditor's File No. 2019000572, located in the Northwest quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, County of Skamania, State of Washington, said strip of land, being 7.50 feet on each side of the following described centerline:

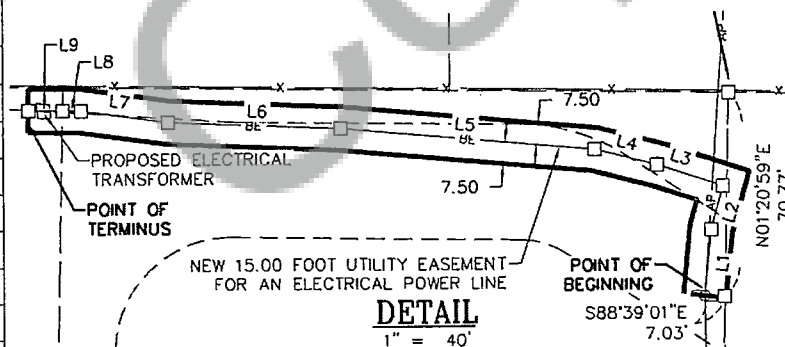
Commencing at the Northeast corner of Lot 2, Rocky River Short Plat, thence South $01^{\circ}20'59''$ West, 70.77 feet along the East line of said Lot 2; thence North $88^{\circ}39'01''$ West, 7.03 feet to an existing utility pole and the **Point of Beginning** of this description; thence following the center of an existing buried electrical line the following nine (9) course;

- 1) thence North $05^{\circ}40'01''$ East, 23.30 feet;
- 2) thence North $15^{\circ}36'35''$ East, 15.85 feet;
- 3) thence North $72^{\circ}17'21''$ West, 24.05 feet;
- 4) thence North $75^{\circ}59'53''$ West, 22.25 feet;
- 5) thence North $84^{\circ}51'36''$ West, 89.32 feet;
- 6) thence North $87^{\circ}40'18''$ West, 60.50 feet;
- 7) thence North $82^{\circ}05'46''$ West, 30.83 feet;
- 8) thence North $89^{\circ}25'49''$ West, 6.57 feet to a point on the West line of said Lot 2;
- 9) thence North $89^{\circ}25'49''$ West, 12.00 feet the **Point of Terminus**.

Excepting therefrom, any portion lying within Lot 3, Rocky River Short Plat.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N05°40'01"E	23.30'
L2	N15°36'35"E	15.85'
L3	N72°17'21"W	24.05'
L4	N75°59'53"W	22.25'
L5	N84°51'36"W	89.32'
L6	N87°40'18"W	60.50'
L7	N82°05'46"W	30.83'
L8	N89°25'49"W	6.57'
L9	N89°25'49"W	12.00'



EASEMENT LOCATED IN THE NW 1/4, OF THE NW 1/4,
OF SECTION 31, T. 2N., R. 5E., W.M.
SKAMANIA COUNTY, WASHINGTON



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 12th Street • Hood River, OR 97031
TEL: 541-336-3322 • FAX: 541-336-2815

PROJECT: 19-12-03
FILE NO: 191203
FILE PATH:
REPAIR: EXH
LAYOUT: KA
SURVEYED: KA
DESIGN: JK
DRAFT: GO
APPROVE: JK
DATE: 12/09/19
SHEET: J. OF J. SHEETS

LEGEND

- AP — AERIAL POWER
- BC — BURIED POWER
- ⊕ POWER POWER
- COMPUTED POSITION