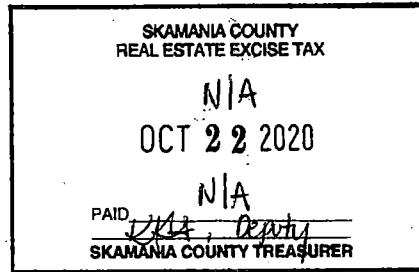


Skamania PUD
P.O. Box 500
Carson, WA
98610

Skamania County, WA
Total: \$107.50
DEED
Pgs=5
10/22/2020 04:01 PM
Request of: SKAMANIA COUNTY PUD



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, THOMAS M. AND CHERYL JERMANN, HUSBAND AND WIFE, 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:

**Abbreviated legal descriptions: Lot 500 - SW ¼ SEC 16 T2N R7E
Lot 502 - Lot 1, Greenleaf Cove Short Plat**

Legal descriptions: see attached exhibit 'A'

Tax Parcel #: 02-07-16-3-0-0500-00 & 02-07-16-3-0-0502-00 (with handwritten circled 'D')

PUD Work Order # 20-4000

The undersigned grants a perpetual non-exclusive easement under and across a strip of land extending the length of Moffetts-Carpenter Road, also known as East Cascade Drive, from the centerline of the roadway to 15 feet inward, along with a 10-foot wide easement centered on the existing powerline extending between East Cascade Drive and a point 240 feet to the southeast serving the existing house, on the above described lands as shown in Exhibit 'B', to construct, operate and maintain underground electric distribution line or system 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 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 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 22nd day of OCTOBER, 2020.

TOM M. JERMANN
Name (Print or type full name)

CHERYL L. JERMANN
Name (Print or type full name)

[Signature]
Signature

[Signature]
Signature

STATE OF Washington

COUNTY OF Skamania

Personally appeared the above named Thomas M. Jermann and Cheryl L. Jermann on this 22 day of October, 2020 and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington

1/23/2022
My Commission Expires

KELLY TENNISON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 23, 2022

Attachment "A"

Parcel 500

A parcel of land in a portion of the B.B. Bishop Donation Land Claim No. #39 in a portion of the Northeast Quarter of the Northeast Quarter of Section 20 and the Southeast Quarter of the Southeast Quarter of Section 17 and the Southwest Quarter of the Southwest Quarter of Section 16, Township 2 North, Range 7 East, Willamette Meridian, City of North Bonneville, Skamania County, Washington, described as follows:

Commencing at the Northwest corner of said B.B. Bishop Donation Land Claim No. #39;

Thence South $02^{\circ}14'14''$ West, along the West line of said Donation Land Claim, for a distance of 1607.25 feet to the South line of the Southeast Quarter of said Section 17;

Thence continuing along said West line, South $02^{\circ}04'53''$ West, for a distance of 113.09 feet to the centerline of 'Cascade Drive' (Moffetts-Carpenter Road), said point being the Northwest corner of the 'Thomas M. Jermann and Cheryl Jermann' parcel as described in Book 113, Page 778, record of said county, said point also being the TRUE POINT OF BEGINNING;

Thence Continuing along the West line of said Donation Land Claim and the West line of said 'Jermann' parcel, South $02^{\circ}04'53''$ West, for a distance of 341.88 feet to the Southwest corner of said 'Jermann' parcel;

Thence leaving said West line, North $29^{\circ}04'39''$ East, along the South line of said 'Jermann' parcel, for a distance of 113.13 feet;

Thence continuing along said South line, North $64^{\circ}04'39''$ East, for a distance of 450.00 feet;

Thence leaving said South line, North $43^{\circ}57'50''$ East, for a distance of 346.62 feet;

Thence North $30^{\circ}21'46''$ West, for a distance of 323.40 feet to the centerline of said 'Cascade Drive' (Moffetts-Carpenter Road) and the beginning of a 143.25 foot radius non-tangent curve to the right;

Thence along the arc of a 143.25 foot radius non-tangent curve to the right, for an arc distance of 68.68 feet, through a central angle of $27^{\circ}28'12''$, the radius of which bears North $58^{\circ}27'51''$ West, the long chord of which bears South $45^{\circ}16'15''$ West, for a chord distance of 68.02 feet;

Thence South $59^{\circ}00'21''$ West, for a distance of 191.11 feet to the beginning of a 318.30 foot radius tangent curve to the left;

Thence along the arc of a 318.30 foot radius tangent curve to the left, for an arc distance of 100.55 feet, through a central angle of $18^{\circ}06'00''$, the radius of which bears South $30^{\circ}59'39''$ East, the long chord of which bears South $49^{\circ}57'21''$ West, for a chord distance of 100.13 feet;

Thence South $40^{\circ}54'21''$ West, for a distance of 348.20 feet to the beginning of a 477.50 foot radius tangent curve to the right;

Thence along the arc of a 477.50 foot radius tangent curve to the right, for an arc distance of 11.49 feet, through a central angle of $01^{\circ}22'42''$, the radius of which bears North $49^{\circ}35'42''$ West, for a chord distance of 11.49 feet to the TRUE POINT OF BEGINNING.

Parcel 502

Lot 1 of the GREENLEAF COVE Short Plat, recorded in Auditor File No. 2007168025, records of Skamania County, Washington.

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313

PERMETER DESCRIPTION:
SEE DOCUMENT RECORDED IN THE SKAMAMIA COUNTY DEED
RECORDS UNDER AUDITOR'S FILE NO. 200716321

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 170338" SET
- INDICATES CALCULATED POSITION

SURVEY REFERENCES:

- 1) HAZEDORN SURVEY, BOOK 1, PAGE 105
- 2) FORD SURVEY, BOOK 3, PAGE 104
- 3) GLAESER SURVEY, BOOK 2, PAGE 130
- 4) HAZEDORN SURVEY, BOOK 1, PAGE 89
- 5) GREEN ACRES SUBDIVISION, BOOK 8, PAGE 82

DEED REFERENCE:

GRANTOR: THOMAS M. & CHERYL JERMAN
GRANTEE: THOMAS M. & CHERYL JERMAN
AF NO. 200716321

