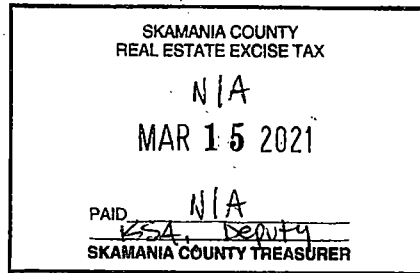




Skamania PUD
P.O. Box 500
Carson, WA
98610



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Hix Snedeker Development LLC, an Alabama limited liability company ("Grantor"), does hereby grant unto Public Utility District #1 of Skamania County ("Grantee"), and its successors and assigns, a perpetual non-exclusive easement on the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

Legal description: See Attached Legal Description as Exhibit "A" and Illustration as Exhibit "B"

Abbreviated Legal: NW1/4 of Sec 20, T3N, R8E WM

Tax Parcel #: 03082021010000 *Im 3/15/21*

PUD Work Order # Work Order PT20-0221

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 Grantee 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 Grantee or at its expense, shall be and remain the property of Grantee 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.

Grantee shall have all rights and benefits necessary or convenient for the full enjoyment and use of this easement; provided, however, that Grantor expressly reserves the right to use, or grant the right to use, the easement area herein above described upon which the said easement area is located for agricultural, signage, parking, driveway, installation of drainage, gutters, paving, other utilities and curbing and other purposes not inconsistent with the rights hereby granted. Grantee agrees to repair any damage to the surface of the easement area or Grantor's adjacent property caused by said Grantee to the same physical state as it was in prior to such damage occurring. 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 4 day of March, 2021.

HIX SNEDEKER DEVELOPMENT LLC,
an Alabama limited liability company

By: 

Print Name: Haymes S. Snedeker

Its: Member

STATE OF ALABAMA
COUNTY OF BALDWIN

I certify that I know or have satisfactory evidence that Haymes S. Snedeker is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Hix Snedeker Development LLC, an Alabama limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 4 day of March, 2021.


Notary Signature

Notary Printed Name: Candy Lambeth

Notary Public in and for the State of Alabama residing in Daphne, AL

My Commission Expires: 7/8/24

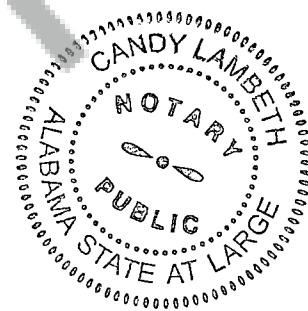


Exhibit "A"

An easement 15 feet in width being 7.5 feet on both sides of the centerline, located in the northwest quarter of the northeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the county of Skamania, State of Washington, the centerline being more particularly described as follows:

Beginning at the northeast corner of the west half of the northeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian; thence South $15^{\circ}38'43''$ West, 292.11 feet to a point on the westerly right of way of Wind River Hwy and the True Point of beginning, thence South $90^{\circ}00'00''$ West, 108.26 feet to the terminus.

Exhibit "B"

