

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

Skamania County, WA  
Total: \$205.50  
EASE  
Pg#3

2021-002875

08/19/2021 02:59 PM

Request of: PUBLIC UTILITY DISTRICT NO. 1



## RIGHT OF WAY EASEMENT

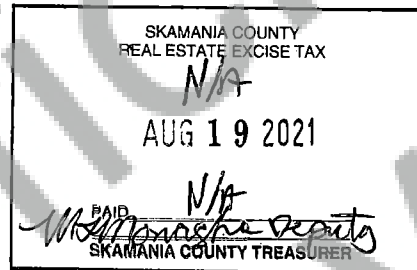
KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, James D Snell, Mitchell M Snell, Trustees of Bryan E Snell and Jacqueline J Snell Living Trust, does hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its successors and assigns, the right to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

### Legal description:

See attached Exhibit 'A'

Tax Parcel #: 04-07-15-0-0-0600-00

PUD Work Order # PT21-0226



The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land 15 feet wide centered on the underground primary and secondary 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 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 19<sup>th</sup> day of August, 2021.

Mitchell M Snell

Name (Print or type full name)

Paden Snell Power of Attorney for James Snell

Name (Print or type full name)

[Signature]

Signature

[Signature]

Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Mitchell Snell and Paden Snell  
on this 19<sup>th</sup> day of August, 2021, and acknowledged the foregoing to be their free, voluntary act and deed.

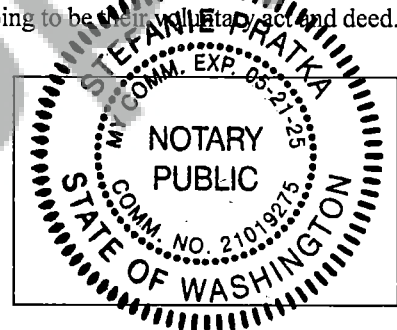
Before me:

Stefanie Pratkan

Notary Public for Washington

5/21/2025

My Commission Expires



## Exhibit "A"

Commencing at the Southwest corner of the North half of the South half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and the State of Washington. Thence North 01-04-21 East along the West line of said quarter-quarter a distance of 350.76 feet to the Northerly right-of-way of Little Soda Springs Road; Thence South 45-26-54 East along said right-of-way a distance of 210.00 feet to a 5/8 inch x 30 inch iron rod and the point of beginning of the following described tract. Thence North 18-40-58 East a distance of 300.52 feet to a similar iron rod; Thence North 52-12-30 East a distance of 248.44 feet to a similar iron rod; Thence continuing North 52-12-30 East a distance of 50 feet more or less to the center of the channel of Wind River; Thence Southeasterly along said center of the channel a distance of 219 feet more or less; Thence South 45-59-00 West a distance of 50 feet to a 5/8 inch x 30 inch iron rod; Thence continuing South 45-59-00 West a distance of 373.17 feet to a similar iron rod; Thence South 19-59-28 West a distance of 171.40 feet to the Northly right-of-way line of Little Soda Springs Road and a similar iron rod; Thence North 45-26-54 West along said right-of-way a distance of 197.76 feet to the point of beginning. Together with all that property located in the North half of the South half of the Southeast quarter of the Southeast quarter of said section 15 lying Southwesterly of the southerly right-of-way line of Little Soda Springs Road.