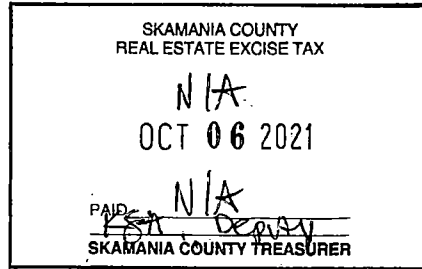


Skamania PUD  
P.O. Box 500  
Carson, WA  
98610



Skamania County, WA  
Total: \$205.50  
EASE  
Pgs=3  
Request of: SKAMANIA COUNTY PUD  
2021-003379  
10/06/2021 02:33 PM  
00010727202100033790030035

## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Jason Mann, owner of Pear Ridge LLC, 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 #: 03-10-20-0-0-0800-00

PUD Work Order # PT21-0378

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 30<sup>th</sup> day of Sept, 21.

JASON MANN  
Name (Print or type full name)

Jason Mann  
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Jason Mann on this 30<sup>th</sup> day of September 2021, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Stefanie Pratkan  
Notary Public for Washington  
512112625  
My Commission Expires

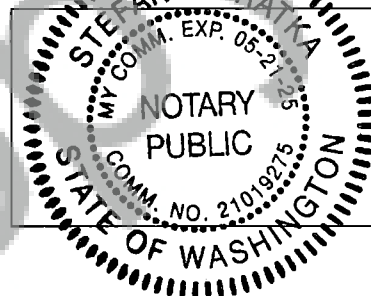


Exhibit "A"

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

Except that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

Also except a tract of land located in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South  $88^{\circ} 53'$  East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North  $44^{\circ} 16'$  West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

Together with that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

Except that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South  $88^{\circ} 49' 56''$  East, a distance of 1,101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South  $88^{\circ} 49' 56''$  East, a distance of 271.20 feet; thence North  $1^{\circ} 10' 04''$  East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North  $87^{\circ} 53' 13''$  West, a distance of 271.23 feet to another Bell Design Co. yellow plastic cap set on a #5 rebar; thence South  $1^{\circ} 10' 04''$  West, a distance of 216.46 feet, more or less, to the True Point of Beginning.