

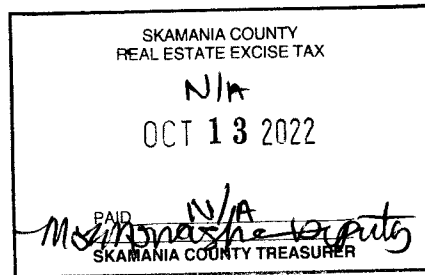
Skamania PUD  
P.O. Box 500  
Carson, WA  
98610

Skamania County, WA  
Total: \$205.50  
EASE  
Pgs=3

2022-002078

10/13/2022 02:11 PM

Request of: SKAMANIA COUNTY PUD



## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Bruce Kotzian and Kelly Kotzian, 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:

**Legal description:** See Exhibit 'A'

**Tax Parcel #:** 03-08-35-0-0-0200-00

2m 10/13/22

**PUD Work Order #** 20399 & 220403

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 and existing equipment 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 7<sup>th</sup> day of October, 2022.

Kelly Michael Kotzian  
Name (Print or type full name)

Bruce Lee Kotzian  
Name (Print or type full name)

[Signature]  
Signature

[Signature]  
Signature

STATE OF Washington

COUNTY OF Skamania

Personally appeared the above named Kelly & Bruce and Kotzian  
on this 7<sup>th</sup> day of October, 2022, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie Pratkan  
Notary Public for Washington  
9/21/2025  
My Commission Expires

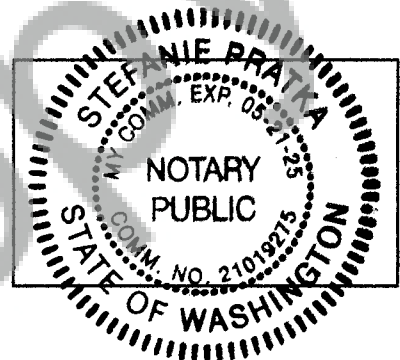


Exhibit 'A'

That portion of Lots 1 and 2 of Home Valley, according to the plat thereof recorded in Volume 'A' of Plats, Page 26, records of Skamania County, Washington, described as follows:

All that portion of the Northeast Quarter of the Northwest Quarter and Government Lot 2 of Section 35, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, lying Northeasterly of the trace of land conveyed to the County of Skamania by deed dated December 10, 1917 and recorded January 21, 1918 Book Q, page 407 of deed records of Skamania County Washington. Including thereto a tract of land located in Section 35, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington conveyed to Skamania County, as Recorded by Deed in Book Q, page 407 of Book of Deeds, lying East of A line that is 90 Feet Easterly of the centerline of Wind Mountain Road No. 30390, as it exists and used on May 1, 2007, per engineering's drawing file in Skamania County's Engineering office under File No. 8-8-a0-08.