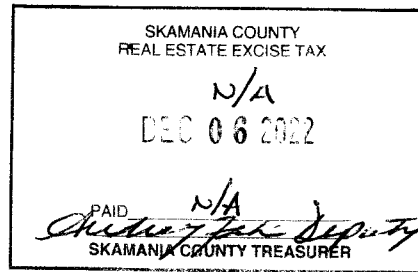


Skamania PUD
P.O. Box 500
Carson, WA
98610

Skamania County, WA 2022-002325
Total: \$205.50
EASE 12/06/2022 01:03 PM
Pgs=3
Request of: SKAMANIA COUNTY PUD



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Party Acres 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:

Abbreviated Legal description: Ptn Section 20, T3N, R8E W.M., of Skamania County, in the State of Washington. For full Legal, see attached Exhibit 'A'

Tax Parcel #: 03-08-20-2-4-0300-00

PUD Work Order # PT21-0100

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 22 day of NOVEMBER, 2022

THOMAS CYRIL WATERS
Name (Print or type full name)

[Signature]
Signature

STATE OF WASHINGTON COUNTY OF SKAMANIA

Personally appeared the above named TOM WATERS on this 22nd day of NOVEMBER 2022, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie
Notary Public for Washington
5/21/2025
My Commission Expires

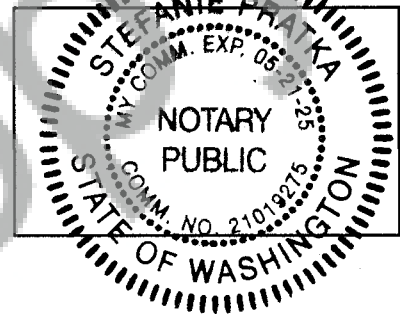


Exhibit 'A'

The Northwest Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Except therefrom the following:

1. All that portion lying North of the South line of a tract of land conveyed to Emmy Birkenfeld Trustee recorded in Book 153, Page 464.
2. D.N.O. Short Plat recorded in Book 3 of Short Plats, Page 163.
3. That portion conveyed to T. Peter Steadman et ux by instrument recorded in Auditor File No. 2008170169.

Further excepting therefrom that portion described as follows:

A tract of land located in the Northwest quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, and State of Washington being more particularly described as follows:

Being at a point on the east line of the Northwest quarter of the Southeast quarter of said Section 20, that bear North 00° 55' 33" East, a distance of 1419.00 feet from the southeast corner of the Southwest quarter of said Southeast quarter, said point being the northeast corner of that tract of land conveyed to Trailhead Holding, LLC, a Washington Limited Liability Company, by deed recorded March 17, 2015 as Auditor's File No. 2015000467, Skamania County Records; thence along the north line of said Trailhead Holding, LLC tract, North 89° 04' 27" West, a distance of 396.00 feet to a 1/2 " iron rod with yellow plastic cap marked "WYEAST PLS 29288" at the northwest corner thereof; thence along the west line of said Trailhead Holding, LLC tract, South 00° 55' 33" West, a distance of 105.27 feet to a similar iron rod on the south line of the Northwest quarter of said Southeast quarter; thence along said south line, North 89° 15' 29" West, a distance of 450.00 feet to a similar iron rod; thence parallel with the east line of said quarter-quarter, North 00° 54' 18" East, a distance of 260.00 feet to a similar iron rod; thence parallel with the south line of said quarter-quarter, South 89° 15' 29" East, a distance of 581.68 feet to the west line of the D.N.O. Short Plat, recorded in Book 3 of Short Plats, Page 163; thence along the west line of said D.N.O. Short Plat, South 00° 54' 18" West, a distance of 115.17 feet to a 5/8" iron rod found at the southwest corner thereof; thence along the south line of said D.N.O. Short Plat, South 89° 09' 13" East, a distance of 233.84 feet to a 5/8" iron rod found at the southeast corner thereof; thence along the easterly extension of the south line of said short plat, South 89° 09' 13" East, a distance of 30.44 feet to the east line of the Northwest quarter of said Southeast quarter; thence along said east line, South 00° 55' 33" West, a distance of 40.34 feet to the point of beginning.