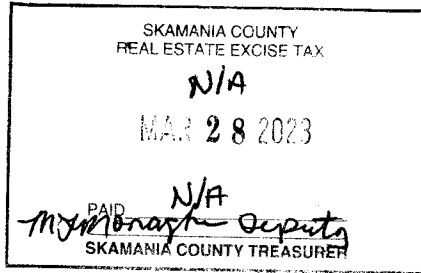


Skamania PUD
P.O. Box 500
Carson, WA
98610



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

2023-000418

03/28/2023 04:37 PM

Request of: SKAMANIA COUNTY PUD



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Paradise Land Company 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 Exhibit 'A'

Tax Parcel #: 02-07-01-0-0-1500-00

JM 3/28/23

PUD Work Order # 230040

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 benefit 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 14 day of Feb, 2023.

Joseph A Birkenfeld
Name (Print or type full name)

Joseph A. Birkenfeld
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Joe Birkenfeld on this 14th day of February 2023, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Stefanie Pratkan
Notary Public for Washington
5-21-2025
My Commission Expires

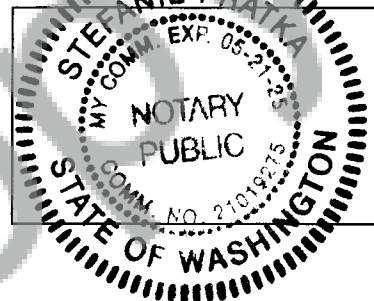


Exhibit 'A'

A tract of land in the Daniel Baughman Donation Land Claim No. 42 in Section 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, being more particularly described as follows:

Beginning at Station 47+86 of the survey of the Spokane, Portland and Seattle Railway Company in said Section 1, said point being South 52 degrees 12' West, a distance of 176 feet from the intersection of the centerline of said survey with the Section line common to Section 1 and 2 aforesaid; thence on a course at a right angle to the Southwest line of said right of way, 100 feet to the Southeasterly line of said railway right of way and the initial point of the tract hereby described; thence in a Southwesterly direction along said Southeasterly right of way line, 650 feet; thence at a right angle in a Southeasterly direction to intersection with the meander line of the Columbia River; thence following the meander line of said right in a Northeasterly direction to the intersection with the center of the channel of Rock Creek; thence following the center of the Channel, Northerly to the intersection with the Southeasterly right of way line of the Spokane, Portland and Seattle Railway Company; thence in a Southeasterly direction following said Southeasterly right of way line to the initial point.

And

Shoreland of the second class in Section 1 and 2, Township 2 North, Range 7 East, of the Willamette Meridian, County of Skamania and State of Washington, fronting the Baughman Donation Land Claim No. 42.