

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

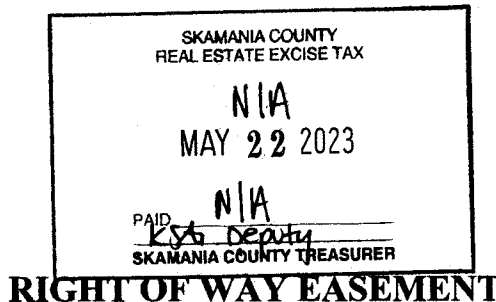
Skamania County, WA
Total: \$206.50
EASE
Pgs=4

2023-000709

05/22/2023 11:12 AM

Request of: SKAMANIA COUNTY PUD

00015974202300007090040040



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Mountain View Property Inc., a Washington corporation, 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 #: 02-07-11-0-0-0400-00

dm 5/22/23

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 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 17th day of May, 2023.

Bradley David Wilkins
Name (Print or type full name)

Bradley David Wilkins
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Bradley David Wilkins this 17th day of May, 2023, and acknowledged the foregoing to be their voluntary act and deed.

Before me Michelle L. Renner
Notary Public for Washington
12-01-25
My Commission Expires

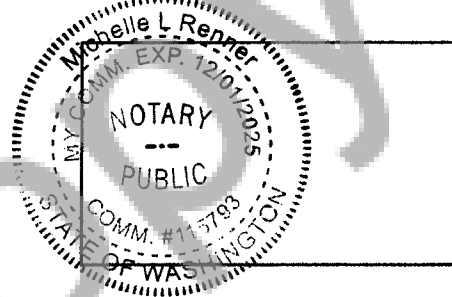


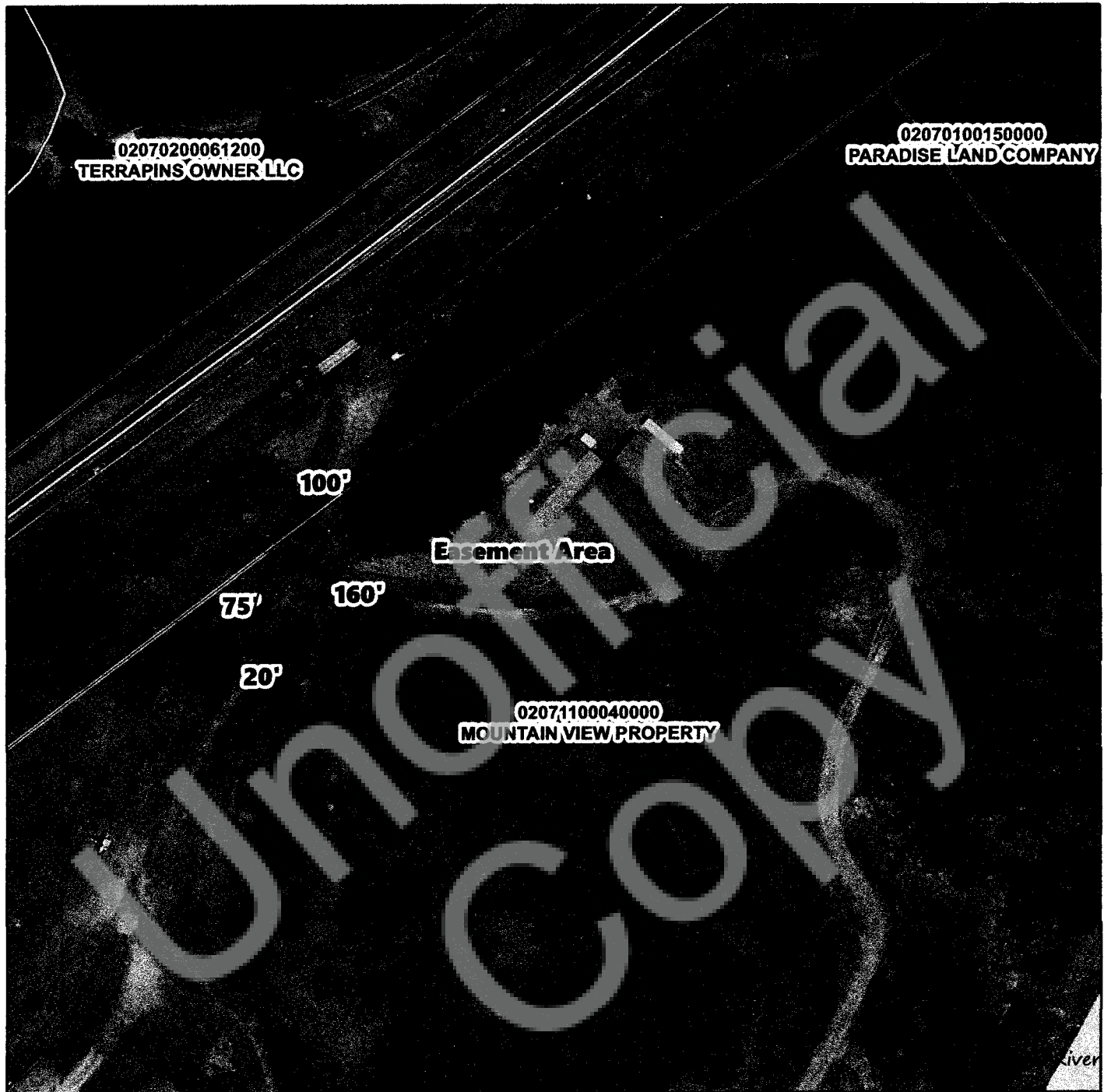
Exhibit 'A'

A tract of land located in the D.F. Bradford D.L.C. No. 37, in the Daniel Baughman D.L.C. No. 42, and in the Felix G. Inman D.L.C. No. 44, in Sections 2 and 11, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington, more particularly described as follows:

Beginning at Station 47+86 of the survey of the Spokane, Portland and Seattle Railway Company Right of Way, said point being South 52° 12' West 176 feet from the intersection of the centerline of said survey with the Section line common to Section 1 and 2 aforesaid; thence Southeasterly on a course at a right angle to said centerline, a distance of 100 feet to the Southeasterly line of said Right of Way; thence Southerly along said Southeasterly line, a distance of 650 feet to the True Point of Beginning of the tract of land to be described herein, said point also being the most Westly corner of that tract conveyed to Stevenson Lumber Company, be deed recorded March 30, 1955 in Book 39, Page 314, Skamania County Deed Records; thence continuing Southwesterly along the said East line of said Right of Way, to its intersection with the South line of the North half of the said Section 11; thence East along said South line, to the meander line of Ordinary High Water mark of the Columbia River; thence Northeasterly along said meander line to a point which is South 37° 48' East from the True Point of Beginning, said point also being the most Southerly corner of that tract conveyed to Stevenson Lumber Company, be deed recorded March 30, 1955 in Book 39, page 314, Skamania County Deed Records; thence North 37° 48' West to the True Point of Beginning.

Except any portion conveyed to the United States of America by deed recorded under Auditor's File NO. 19539, Book 4, page 535.

Exhibit A



- Road
- Parcel
- Easement Area



The information provided by Skamania PUD is provided 'as is' and for reference only. Locations are approximate and may contain inaccuracies, omissions, or typographical errors. Data can also quickly become out-of-date. Always dial 811 to locate utilities prior to digging.

0 55 110 220 Feet