

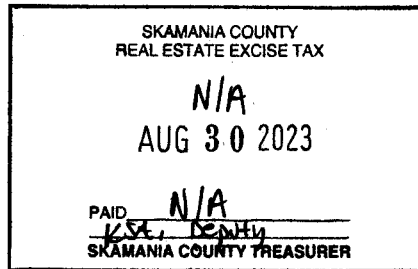
Skamania PUD
P.O. Box 500
Carson, WA
98610

Skamania County, WA
Total: \$205.50
EASE
Pgs=3
Request of: SKAMANIA COUNTY PUD

2023-001230

08/30/2023 12:44 PM

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RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, David S Brown and Debra J Brown, 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 #: 03-07-25-3-0-0115-00

PUD Work Order # 230274

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 21st day of August, 2023.

David S Brown

Debra J Brown

Name (Print or type full name)

Name (Print or type full name)

David S. Brown
Signature

Debra J. Brown
Signature

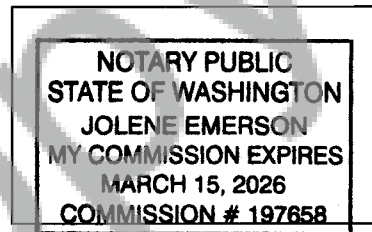
STATE OF WA

COUNTY OF Skamania

Personally appeared the above named DAVID BROWN on this 21st day of August, 2023 and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington
3-15-26
My Commission Expires



STATE OF Wa

COUNTY OF SKAMANIA

Personally appeared the above named Debra Brown on this 21st day of August, 2023 and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington
3-15-26
My Commission Expires

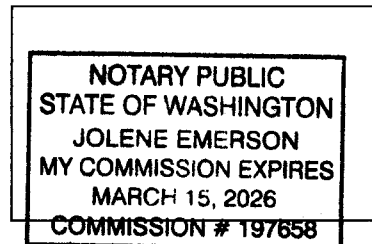


Exhibit 'A'

Lot 3 and a portion of Lot 2 of the Venado Ranch Estates Short Plat, recorded in Book 3 of Short Plats, Page 372 Skamania County Records, in the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 5/8" rebar marking the most Southerly corner of Lots 2 and 3, in Book 3 of Short Plats, Page 372, Skamania County Auditor's Records;

Thence North 08° 13' 09" West along the East line of said Lot 3 and the West line of said Lot 2, for a distance of 453.01 feet;

Thence leaving the West line of said Lot 2, North 73° 32' 50" East, 388.46 feet to a point on the West line of Lot 1 s shown in Book 3 of Short Plats, Page 372, Skamania County Auditor's Records, said point also being on the East line of said Lot 2;

Thence North 28° 51' 54" East, along the West line of said Lot 1, for a distance of 292.65 feet to a 5/8" iron rebar (Short Plat 3-372) marking the most Northerly corner of said Lot 1, said point also being an exterior corner on the East line of said Lot 2 (Short Plat 3-372):

Thence North 00° 53' 58" East, along the East line of said Lot 2, for a distance of 47.47 feet to a 5/8" rebar (Short Plat 3-372) marking the Northeast corner of said Lot 2;

Thence North 88° 49' 33" West, 576.17 feet to a 5/8" rebar (Short Plat 3-372) marking the Northeast corner of said Lot 3 and the Northwest corner of said Lot 2;

Thence continuing North 88° 49' 33" West, 376.26 feet to a 5/8" rebar (Short Plat 3-372) marking the most northerly Northwest corner of said Lot 3, said point also marking the Northeast corner of Lot 3 as shown in Book 3 of Short Plats, Page 290, Skamania County Auditor's Records;

Thence South 00° 00' 00" East along the East line of said Lot 3 (Short Plat 3-290), for a distance of 316.71 feet to a 5/8" rebar (Short Plat 3-372) marking the Southeast corner of said Lot 3 (Short Plat 3-290) and an interior corner on the West line of said Lot 3 (Short Plat 3-372):

Thence North 90° 00' 00" West, along the South line of said Lot 3 (Short Plat 3-290) and the South line of Lot 4 as shown in Book 3 of Short Plats, Page 290, Skamania County Auditor's Records, for a distance of 371.34 feet to a 5/8" rebar (Short Plat 3-372) marking the Northeast corner of Lot 4 as shown in Book 3 of Short Plats, page 372, Skamania County Auditor's Records;

Thence South 57° 06' 54" East, 1040.49 feet to the Point of Beginning.