

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

Skamania County
Real Estate Excise Tax

N/A

APR 04 2024

PAID

N/A

Skamania County Treasurer
Monaghan Deputy

Skamania County, WA
Total: \$305.50
EASE
Pgs=3

2024-000408

04/04/2024 12:03 PM

Request of: SKAMANIA COUNTY PUD



RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Sidney Lueders, 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 #: 04-07-00-0-0-0300-00, 04-07-00-0-0-0300-06

PUD Work Order # 240050

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 3rd day of April, 2024

Sidney Luaders
Name (Print or type full name)

Sidney Luaders
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Sidney Luaders on this 3rd day of April 2024, 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

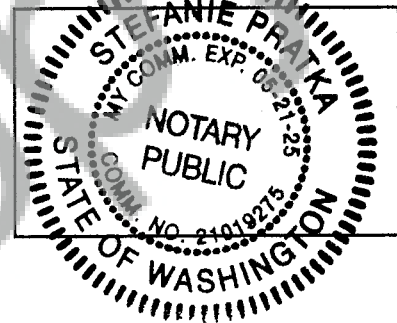


Exhibit 'A'

Commencing at the SW Corner of Section 10, T4N, R7E, W.M. Skamania County, Washington.

Thence South $88^{\circ} 54' 46''$ East along the South line of said Section, a distance of 1640.88 feet to the East line of the Right of Way of Wind River Road and the Point of Beginning;

Thence South $88^{\circ} 54' 46''$ East along said South line, a distance of 443.00 feet;

Thence North $01^{\circ} 28' 55''$ East parallel to the East line of the SW quarter of said Section, a distance of 850.00 feet;

Thence North $88^{\circ} 57' 21''$ West parallel to the North line of the SW quarter of said Section, a distance of 290.00 feet;

Thence South $41^{\circ} 42' 30''$ West, a distance of 611.85 feet to the East line of said Right of Way;

Thence South $30^{\circ} 46' 26''$ East along said Right of Way, a distance of 453.71 feet to the Point of Beginning.

Containing 10.01 Acres, more or less.