

Skamania County, WA  
Total: \$306.50  
EASE  
Pgs=4

2024-000751

06/18/2024 01:15 PM

Request of: SKAMANIA COUNTY PUD



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

Skamania County  
Real Estate Excise Tax

N/A  
JUN 18 2024

PAID

N/A

Skamania County Treasurer  
*Matt Wagner Deputy*

## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Tyler Mittelstaedt and Stephanie Mittelstaedt, 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 #:** 03-10-10-0-0-0302-00 *BM*

**PUD Work Order #** 240085

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 following the underground primary which is shown in Exhibit B, 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 12<sup>th</sup> day of June, 2024.

Tyler Mittelstaedt  
Name (Print or type full name)

Stephanie Mittelstaedt  
Name (Print or type full name)

Signature

Signature

STATE OF Washington

COUNTY OF Skamania

Personally appeared the above named Tyler Mittelstaedt and Stephanie Mittelstaedt on this 12<sup>th</sup> day of June, 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Stefanie Pratra  
Notary Public for Washington  
5/21/2025  
My Commission Expires

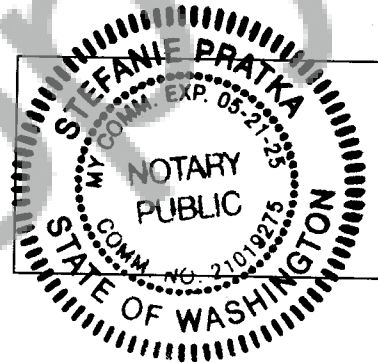


Exhibit 'A'

The South Half of the South Half of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the South line of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, 504.45 feet and South 89° 21' 25" East from the Southwest corner of the Southeast Quarter of said Section 10:

Thence North 89° 21' 25" West, 504.45 feet to the said Southwest corner of the Southeast Quarter;

Thence North 89° 08' 51" West along the South line of said Section 10, 767.68 feet;

Thence North 01° 51' 09" East at right angles to said South line, 400 feet;

Thence South 89° 08' 51" East parallel to said South line, 723.66 feet;

Thence North 00° 51' 09" East, 382.06 feet to the South right of way line of the Bonneville-Coulee line;

Thence South 84° 45' 30" East along said right of way 148.47 feet;

Thence continuing along said right of way South 84° 37' 47" East, 401.53 feet to a point that bears North 00° 51' 09" East from the Point of Beginning;

Thence South 00° 51' 09" West, 737.23 feet to the Point of Beginning.

Together with that tract of land located in Section 10, Township 3 North, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter of Section 10, Township 3 North, Range 10 East of the Willamette Meridian, South 89° 21' 25" East, 400.13 feet from the Southwest corner of the East Half of the West Half of Said Southeast Quarter of Section 10.

Thence North 89° 21' 25" West, along the South line of said Southeast Quarter, 545.80 feet;

Thence North 00° 51' 09" East, 737.23 feet to the South line of the BPA right of way;

Thence South 84° 37' 48" East, along said South right of way line 107.08 feet;

Thence North 86° 54' 13" East, continuing along said right of way line, 512.57 feet to a point 400 feet from the centerline of the White Salmon River,

Thence South 09° 58' 59" East, being 400.00 feet distance from the centerline of said White Salmon River, 131.08 feet to a point 633.00 feet North of the South line of said Southeast Quarter of Section 10;

Thence North 89° 21' 25" West, parallel to the South line of said Southeast Quarter, 99.26 feet to a point that bears North 00° 38' 35" East, from the Point of Beginning.

Thence South 00° 38' 35" West, 633.00 feet to the Point of Beginning.

## Exhibit B

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.

7407  
C 2

03101000030200  
Mittelstaedt

Easement area:

- 15ft wide centered on the underground primary
- 10ft around junction box(s) and transformer(s)

Doria Road

J1008

03101500060000  
Gregoric

Love Road

03101500040000  
Fink Underwood Properties, LLC

J1007