

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

2024-000860

07/02/2024 05:34 PM

Request of: SKAMANIA COUNTY PUD



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

Skamania County
Real Estate Excise Tax

N/A

JUL 02 2024

PAID

N/A

Skamania County Treasurer
[Signature]

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Raymond Mangs and Teresa Mangs, 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 of parcel: See Exhibit 'A'

Tax Parcel #: 01-05-09-0-0-0618-00

LM 7/2/24

PUD Work Order # 240041

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land as 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 2nd day of July, 2024.

Teresa L Mangs
Name (Print or type full name)

RAYMOND H. Mangs
Name (Print or type full name)

Teresa L Mangs
Signature

[Signature]
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Teresa Mangs and Raymond Mangs
on this 2nd day of July, 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Stefanie Pratkanis
Notary Public for Washington
5/21/2024
My Commission Expires

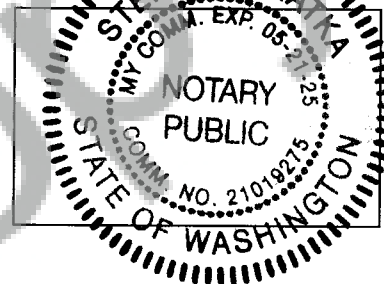


Exhibit 'A'

Beginning at the Northwest corner of Section 9, Township 1 North, Range 5 East Willamette Meridian.

Thence South $01^{\circ} 40' 35''$ West along the west line of Section 9 a distance of 660 feet;

Thence South $88^{\circ} 57' 35''$ East parallel to the north line of Section 9 to a point which is 562 feet as measured at a right angle, from the west line of Section 9;

Thence South $01^{\circ} 40' 35''$ West parallel to the west line of Section 9 a distance of 1566.43ft to the north line of Mt. Pleasant Rd;

Thence northeasterly along the north line of Mt. Pleasant Rd to a point which is 992.36ft as measured at a right angle from the west line of said Section 9;

Thence North $01^{\circ} 40' 35''$ East a distance of 1000.87 feet;

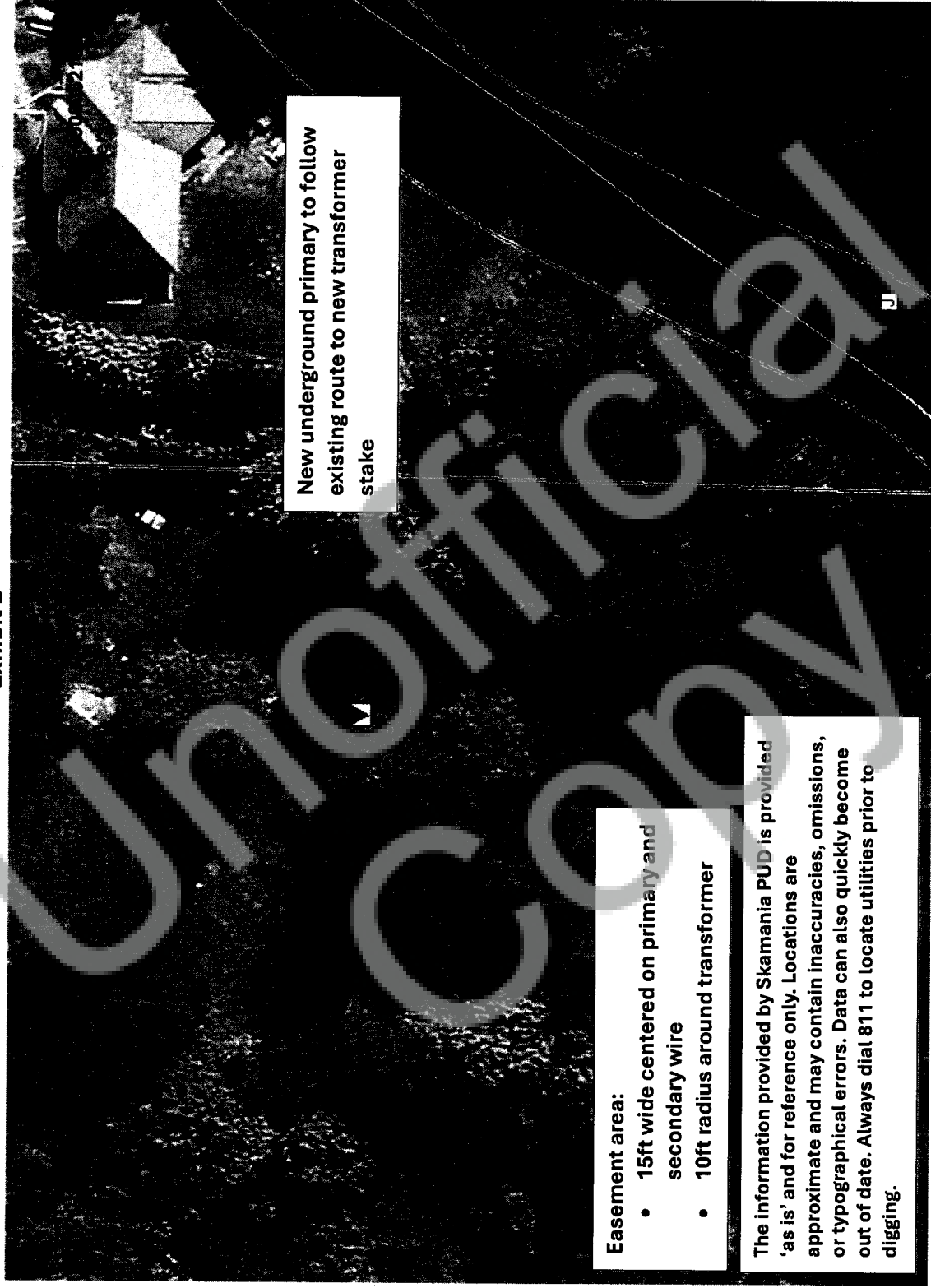
Thence South $88^{\circ} 19' 25''$ East a distance of 208 feet to the west line of a parallel of land conveyed to C.H. Stephens as recorded in Book 78, Page 451 records of Skamania County Washington;

Thence North $01^{\circ} 40' 41''$ East along the west of line of said C.H. Stephens tract a distance of 410 ft to a point which is 660 feet south of the north line of Section 9;

Thence North $88^{\circ} 57' 35''$ West a distance of 638.36ft to the True Point of Beginning. Containing 16.6 acres more or less.

Except: BPA powerline easement, recorded page 89 of Book 29 of Deeds. BPA access road easement recorded Page 362 of Book 29 of Deeds. Seller reserves for himself, his heirs and assigns the right to use the BPA access road.

Exhibit B



New underground primary to follow
existing route to new transformer
stake

Easement area:

- 15ft wide centered on primary and
secondary wire
- 10ft radius around transformer

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.