

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

Skamania County, WA
Total: \$305.50
EASE
Pgs=3
Request of: SKAMANIA COUNTY PUD

2024-000861

07/02/2024 05:34 PM



Skamania County

Real Estate Excise Tax

N/A

JUL 02 2024

PAID

N/A

Skamania County Treasurer
M. Monaghan

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Next Venture LLC, 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: Lots 27 and 28 of Block 7 of the Town of Stevenson, according to the official plat thereof on file and of record at page 11, Book A of Plats, records of Skamania County, State of Washington.

Tax Parcel #: 02-07-01-1-1-3800-00 *LM 7/2/24*

PUD Work Order # 240036

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land that is shown in Exhibit A 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 1st day of July, 2024.

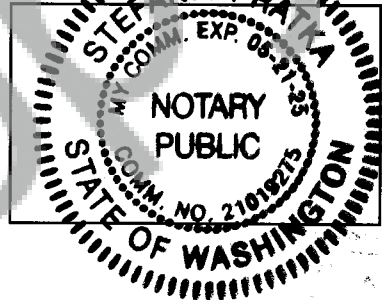
Shawn Van Pelt
Name (Print or type full name)

[Signature]
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Shawn Van Pelt on this 1st day of July 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie Pratkan
Notary Public for Washington
3/21/2024
My Commission Expires



02070111380000
Ingle Farm Properties LLC

0207010000
Real Properties LLC

Overhead Easement area:
10ft wide x 55ft long

Underground Easement area:
10ft wide x 33ft long

Service attachment point that feeds
neighboring service.

Southwest Second Street

DRAFT

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.

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