

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

2024-001264

09/04/2024 04:47 PM

Request of: SKAMANIA COUNTY PUD



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

Skamania County  
Real Estate Excise Tax

N/A

SEP 04 2024

PAID

N/A

*[Signature]*  
Skamania County Treasurer

## RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Allan Ray Cook and Liska Kate Cook, 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 #:** 02-06-26-3-0-0100-00 *(D)*

**PUD Work Order #** 240264

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 as shown in Exhibit B 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 27<sup>TH</sup> day of August, 2024

ALLAN RAY COOK  
Name (Print or type full name)

Liska Kate COOK  
Name (Print or type full name)

[Signature]  
Signature

[Signature]  
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Allan Ray Cook and Liska Kate Cook  
on this 27<sup>th</sup> day of August, 2024, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

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

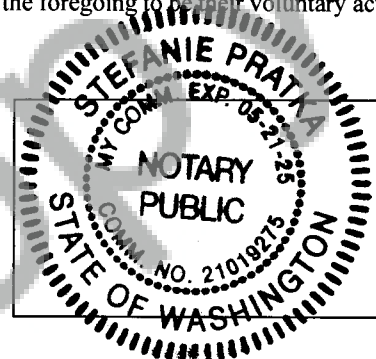


Exhibit 'A'

A portion of the West half of the Southwest Quarter of section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of Tract 4 of "Beacon Highlands", a land division shown in Volume 1 of Surveys, Page 257, Skamania County Auditor Records, said point also being an inner corner of Tract 3 as shown thereon;

Thence North  $89^{\circ} 32' 43''$  West, along the South line of Tract 4, for a distance of 205.00 feet to a corner of the "Connon Tract" as described in Skamania County Auditor File No. 2005156092; thence leaving said South line, North  $10^{\circ} 00' 00''$  East, along the West line of the "Connon Tract", 170.00 feet to the True Point of Beginning;

Thence continuing North  $10^{\circ} 00' 00''$  East, 150.00 feet to the Northwest corner of the "Connon Tract";

Thence following the North line of the "Connon Tract", North  $90^{\circ} 00' 00''$  East, 80.00 feet;

Thence South  $53^{\circ} 00' 00''$  East, 150.00 feet;

Thence North  $90^{\circ} 00' 00''$  East, 416 feet, more or less, to the East line of the West half of the Southwest Quarter of Section 26 (and the Northeast corner of the "Connon Tract");

Thence North and Northwesterly, along the Easterly line of the Tracts 3 and 4 of "Beacon Highlands", for a distance of 720 feet, more or less, to the Northerly Northeast corner of Tract 4 at a point on the North line of the West Half of the Southwest Quarter of Section 26;

Thence West, along the North line of Tract 4, for a distance of 613 feet, more or less, to a point that is 190.00 feet East of the Northwest corner of the West Half of the Southwest Quarter of Section 26;

Thence South  $12^{\circ} 25' 40''$  West, 338 feet, more or less, to a point that bears North  $64^{\circ} 14' 00''$  West, 600.16 feet from the True Point of Beginning;

Thence South  $52^{\circ} 00' 00''$  West, 130.00 feet;

Thence South  $31^{\circ} 00' 00''$  East, 30.00 feet to a point hereinafter called Point "A";

Thence continuing South  $31^{\circ} 00' 00''$  East, 170.00 feet;

Thence South  $89^{\circ} 00' 00''$  East, 540.0 feet to the True Point of Beginning.



Exhibit B

