

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

2025-000278

02/26/2025 10:00 AM

Request of: SKAMANIA COUNTY PUD



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

Skamania County
Real Estate Excise Tax

N/A
FEB 26 2025

PAID

N/A
Skamania County Treasurer
[Signature]

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Aaron Scott James & Korinne Ann James, Trustees or their successor Trustee(s), in the Fort James Family Trust and Meagan Tuhy & Dennie Wendt, 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 #: 03-08-31-0-0-0700-00 *jm 2/26/25*

PUD Work Order # 240276

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 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 14 day of February, 2025.

KORINNE ANN JAMES
Name (Print or type full name)

[Signature]
Signature

DENNIE WIENDT
Name (Print or type full name)

[Signature]
Signature

Meagan J Tuhy
Name (Print or type full name)

[Signature]
Signature

Aaron S James
Name (Print or type full name)

[Signature]
Signature

STATE OF OREGON

COUNTY OF MULTNOMAH

Personally appeared the above named Korinne Ann James, Dennie Wiendt,
Meagan J Tuhy and Aaron James on this 14 day of
February, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Nessa L Melnick
Notary Public for Washington— OREGON new
April 21, 2028
My Commission Expires

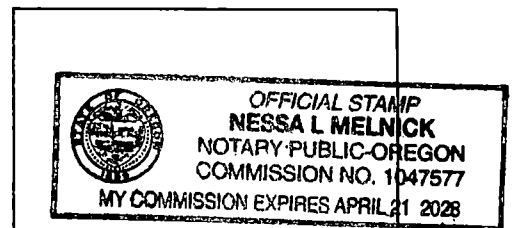


Exhibit 'A'

Beginning at a point 1,800 feet south of the Quarter corner common to Sections 30 and 31, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C.M. Youmans by deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington, said point being the initial point of the tract hereby described; thence South to the meander line of the Columbia River; thence following the meander line of the Columbia River upstream to a point 200 feet East of Smith Creek; thence Northerly following a line parallel to and 200 feet distance, measured Easterly at a right angle, from the center of the channel of Smith Creek to intersection with the Southerly right-of-way line of Primary State Highway 8; thence following the Southerly right-of-way line of said highway in a Westerly and Southerly direction to a point on the Easterly boundary thereof which is South 55° 30' West from the initial point; thence North 55° 30' East to the initial point;

Excepting therefrom the right-of-way acquired by the Spokane, Portland & Seattle Railway Co by Deed recorded in Book I at Page 425 and in Book K at Page 14, Skamania County Records.

Further Excepting therefrom a tract of land located in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 1,800 feet South of the Quarter corner common to Section 30 and 31, thence North 55° 30' East 1,007 feet to the Northeast corner of a tract of land conveyed to C. M. Youmans by Deed recorded at Page 11 of Book R of Deeds, records of Skamania County, Washington; thence East 350 feet to the initial point of the tract hereby described; thence North 180 feet; thence East to the center of the channel of Smith Creek; thence following the center of the channel of Smith Creek in a Southeasterly direction to intersection with the Northerly line of the right-of-way acquired by the Spokane, Portland & Seattle Railway Co.; thence following the Northerly line of said railway right-of-way South 69° 40' West to a point due South from the initial point; thence North to the initial point.

Together therewith all that portion of the following described real property lying Northerly of the Burlington Northern Railroad easement and easterly of Sweeney Road;

A tract of land located in Government Lot 5 of Section 31, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 1,800 feet South of quarter corner between Section 30 and 31, thence following the meanderings of the county road as the same was laid out and established on October 11, 1909 to a point 1,007 feet distance from the North 55° 30' East of the point of beginning; thence South 799 feet to a point on a rock ledge (witness an iron stake near a fir tree 2 feet in diameter North 40° West 3 feet distance); thence South 60° 30' West 370 feet along the edge of the rock ledge; thence South 300 feet; thence South 75° 30' West 520 feet; thence North 840 feet to the point of beginning.

Exhibit B

