

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

Skamania County, WA
Total: \$305.50
EASE
Pgs=3
04/24/2025 03:17 PM
Request of: SKAMANIA COUNTY PUD



Skamania County
Real Estate Excise Tax

N/A
APR 24 2025

PAID N/A
Skamania County Treasurer
M. M. M. M. M.

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Hargadine 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: See Exhibit 'A'

Tax Parcel #: 03-08-29-0-0-0400-00 *(initials)*

PUD Work Order # 250077

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 11th day of APRIL, 2025.

IVAN HARGADINE
Name (Print or type full name)

[Signature]
Signature

STATE OF Washington COUNTY OF Clark

Personally appeared the above named Ivan Hargadine on this 11th day of April, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Washington
May 15 2028
My Commission Expires

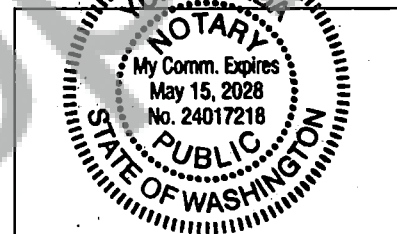


Exhibit 'A'

A portion of the Southwest Quarter and Northwest Quarter of Section 29, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a Skamania County Engineers Monument with a 1-1/2 inch aluminum cap marking the Center of Section 29, as shown in a Record of Survey recorded under Auditor's File Number 2017001432, Skamania County Auditor's Records;

Thence South 01° 00' 12" West, 1320.03 feet to a ½ inch iron rebar (ROS 2017001432) marking the Southeast corner of the Northeast quarter of the Southwest quarter of Section 29;

Thence North 88° 48' 37" West, along the South line of the Northeast quarter of the Southwest quarter of Section 29, for a distance of 940.0 feet to a point on the "WR2" line (ROS 2017001432);

Thence North 52° 51' 36" East, along said "WR2" line (ROS 2017001432), for a distance of 261.78 feet;

Thence leaving said "WR2" line (ROS 2017001432), North 38° 45' 00" West, 140.00 feet;

Thence North 54° 14' 00" East, 193.00 feet;

Thence North 00° 50' 00" East, 422.00 feet;

Thence North 41° 08' 00" West, 154.00 feet;

Thence North 01° 35' 00" East, 230.00 feet;

Thence North 80° 00' 00" East, 305.00 feet;

Thence North 14° 27' 10" East, 481.08 feet more or less to a point on the Northerly line of the Pacific Northwest Pipeline Corporation" Easement as described under Book 40, Page 434, Skamania County Auditor's Records;

Thence North 68° 52' 30" East, along the Northerly line of said "Pacific Northwest Pipeline Corporation" Easement, 388.62 feet more or less to a point on the East line of the Southeast quarter of the Northwest quarter of Section 29;

Thence South 01° 00' 12" West, 506.55 feet more or less to the Point of Beginning.

Except County Roads

Except State Highways

Together with and subject to easements and restrictions of record.