

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

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

2025-000792

05/27/2025 02:47 PM



Skamania County
Real Estate Excise Tax

N/A
MAY 27 2025

PAID N/A
Skamania County Treasurer
M. Monaghan Deputy

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Derek Hoyte and Anastasia Kuzina, 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 #: 02-05-32-3-0-2900-00 & 02-05-32-3-0-3100-00 *lin 5/27/25*

PUD Work Order # 240311

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 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 8th day of May, 2005.

Derek Hoyte
Name (Print or type full name)

Anastasia Kurina
Name (Print or type full name)

Derek Hoyte
Signature

Anastasia Kurina
Signature

STATE OF Washington

COUNTY OF Clark

Personally appeared the above named Derek Hoyte and Anastasia Kurina on this 8th day of May, 2005, and acknowledged the foregoing to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Washington
My Commission Expires 06/09/2007



Exhibit 'A'

PARCEL I: 02-05-32-3-0-3100-00

The Northerly one-half of Tract 9 and the Southerly one-half of Tract 10 of the plat of WASHOUGAL RIVERSIDE TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, page 80, in the County of Skamania, State of Washington.

Dividing lines for tracts 9 and 10 to be parallel to the tract lines running Easterly and Westerly.

TOGETHER with all rights and property lying between the Easterly extension of the Northerly and Southerly lines of the South one-half of Lot Nine (9) and the North one-half (1/2) of Lot Ten (10) and the Easterly ends of the above described property and the center of the Washougal River as platted in Washougal Riverside Tracts in Section 32, Township 2 North, Range 5 East of the Willamette Meridian.

PARCEL II: -05-32-3-0-2900-0

The Northerly one-half of Tract 10 and Southerly three-quarters of Tract 11 of the plat of WASHOUGAL RIVER TRACTS, according to the Plat thereof, recorded in Book 'A' of Plats, Page 80, recorded in the County of Skamania, State of Washington.

Dividing lines for tracts 10 and 11 to be parallel to the tract lines running easterly and westerly.

TOGETHER with all rights and property lying between the Easterly extension of the Northerly and Southerly lines of the North one-half (1/2) of Lot Ten (10) and South three-quarters (3/4) of Lot Eleven (11) and the easterly ends of the above described property and the center of the Washougal River as platted in Washougal Riverside Tracts in Section 32, Township 2 North, Range 5 East of the Willamette Meridian.