

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

Skamania County, WA  
Total: \$305.50  
EASE  
Pgs=3  
2025-001210  
08/05/2025 02:25 PM

Request of: SKAMANIA COUNTY PUD



Skamania County  
Real Estate Excise Tax

N/A  
AUG 05 2025

PAID N/A  
K.A. Deputy Skamania County Treasurer

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Julia Bailey and Scott Gulstine, wife and husband, 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 #: 03-10-21-20-0100-00

PUD Work Order #250264

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 and/or 30 feet wide centered on the overhead primary power line and 15ft wide centered on the overhead 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 for Skamania PUD purposes only 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 28 day of July, 2025

Scott Gulstine  
Name (Print or type full name)

Julia Bailey  
Name (Print or type full name)

[Signature]  
Signature

[Signature]  
Signature

STATE OF Washington

COUNTY OF Klickitat

Personally appeared the above named Scott Gulstine and Julia Bailey on this 28 day of July, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Gabriela Medrano I.  
Notary Public for Washington  
Feb. 14, 2029  
My Commission Expires

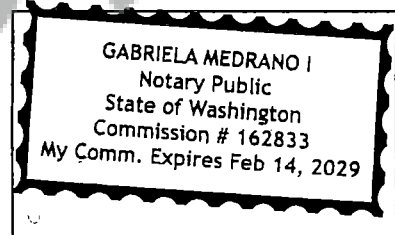


Exhibit 'A'

The East Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington:

Except the following described portion thereof:

Beginning at a point on the West Right-of-Way line of the County Road known and designated as the Kramer Road, said point being  $44^{\circ} 40'$  East a distance of 936.1 feet from a railroad iron marking the Southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of the said Section 21;

Thence South  $89^{\circ} 38'$  West 300 feet;

Thence North 340 feet;

Thence North  $89^{\circ} 38'$  East 300 feet to the West Right-of-Way line of said Kramer Road;

Thence South along said West line 340 feet to the Point of Beginning.