

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

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

2025-001211

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
KSA, Deputy
Skamania County Treasurer

RIGHT OF WAY EASEMENT

Joseph Birkentfeld
et ux tic

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Heritage Hideaway 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 #: 04-07-15-0-0-0202-000

PUD Work Order #250111

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, 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 05 day of August, 2025.

Heather Birkenfeld Thompson
Name (Print or type full name)

Heather B. Thompson for Heritage Hideaway
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Heather Birkenfeld Thompson and on this 5th day of August, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me: Stefanie Pratkan
Notary Public for Washington
05/21/2029
My Commission Expires

STEFANIE PRATKA
Notary Public
State of Washington
License Number 21019275
My Commission Expires
May 21, 2029

Exhibit 'A'

A tract of land being a portion of that certain tract of land described in Book 157 of Deeds Page 19 of Skamania County Records located in the Northwest Quarter of Section 15, Township 4 North, Range 7 East of the Willamette Meridian. Said tract of land being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 15, Township 4 North, Range 7 East of the Willamette Meridian; Thence North $88^{\circ} 53' 17''$ West, along the north line of said Section 15, 1134.58 feet to a point on the Southwesterly Right-of-Way of Wind River Road; Thence South $30^{\circ} 44' 34''$ East, along the West Right-of-Way of said Wind River Road, 841.83 feet; Thence South $70^{\circ} 22' 40''$ West, 357.48 feet to the Point of Beginning of the tract being described; thence South $02^{\circ} 20' 29''$ West, 264.36 feet; thence South $14^{\circ} 42' 14''$ West, 110.84 feet; thence South $00^{\circ} 45' 15''$ West, parallel with the east line of the Northwest Quarter of said Section 15, 405.25 feet; thence North $88^{\circ} 30' 21''$ West, 432.35 feet; thence North $81^{\circ} 19' 36''$ West, 154.63 feet; thence North $72^{\circ} 01' 36''$ West, 157.03 feet; thence North $85^{\circ} 23' 05''$ West, 123.6 feet; thence South $83^{\circ} 58' 02''$ West, 148.47 feet, more or less, to the center line of the Wind River; thence following the centerline of said Wind River the following eight (8) courses; (1) thence North $13^{\circ} 54' 59''$ West, 156.86 feet; (2) thence North $07^{\circ} 50' 45''$ West, 1116.83 feet; (3) thence North $14^{\circ} 39' 45''$ West, 94.91 feet; (4) thence North $06^{\circ} 00' 50''$ West, 87.29 feet; (5) thence north $05^{\circ} 06' 27''$ East, 56.79 feet; (6) thence North $27^{\circ} 25' 52''$ East, 44.74 feet; (7) thence North $51^{\circ} 48' 29''$ East, 56.69 feet; (8) thence North $88^{\circ} 32' 52''$ East, 45.99 feet to a point in the centerline of said Wind River, last said point being North of the Northeasterly most rock outcrop on the Southeast bank of said Wind River; thence leaving the centerline of the Wind River North $36^{\circ} 51' 01''$ East, 1037.57 feet; thence South $74^{\circ} 49' 05''$ East, 39.93 feet; thence South $39^{\circ} 43' 14''$ East, 142.98 feet; thence South $24^{\circ} 27' 49''$ East, 647.97 feet to the Point of Beginning.

Exhibit B

The information provided by Skamania PUD is provided 'as is' and for reference only. Locations are approximate and may contain inaccuracies, omissions, or typographical errors. Data can also quickly become out of date.

Easement area:

- 15ft wide centered on primary and secondary wire
- 10ft radius around transformer and/or junction box

04071500020200
Heritage Hideaway LLC

04071500020000
Birkenfeld Heritage LLC

Existing Pad mount
Transformer

#9767

Existing Primary Wire

04071500020100
Birkenfeld

Szydio Road

