



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

Skamania County  
Real Estate Excise Tax

**\$1A**  
OCT 23 2025

PAID N/A  
Skamania County Treasurer  
Unclaimed property

### RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Thomas Holder and Michelle Holder, 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:** Lot 3 of the Anita Smith Short Plat, recorded in Book 3 of Short Plats, Page 35, records of Skamania County, Washington.

Except that portion conveyed to Skamania County by instrument recorded October 19, 1989 in Book 116, Page 389.

**Tax Parcel #:** 03-07-25-2-0-0102-00

**PUD Work Order #** 250337

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 as shown in Exhibit A 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 6<sup>th</sup> day of October, 2025

Thomas E. Houser  
Name (Print or type full name)

  
Signature

Michelle Lee Holder  
Name (Print or type full name)

  
Signature

STATE OF Washington

Personally appeared the above named  
Michelle Holder on this 10<sup>th</sup> day of October, 2025, and  
acknowledged the foregoing to be their voluntary act and deed.

COUNTY OF Skamania

Thomas Holder and  
day of October, 2025, and

Before me:

Stefanie Pratka  
Notary Public for Washington

5/21/2029  
My Commission Expires

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

## Exhibit A

