

**PUGET
POWER**

EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM

8003250049

MARK KNUTZEN FARMS, INC., a Washington corporation

("Grantor" herein), grants, conveys and warrants to PUGET SOUND POWER & LIGHT COMPANY, a Washington corporation ("Grantee" herein), for the purposes hereinafter set forth a perpetual easement under, across and over the following described real property (the "Property" herein) SKAGIT County, Washington.

The North half of Government Lot 2 and the North half of the Southeast quarter of the Northwest quarter of Section 31, Township 35 North, Range 4 East, W.M.; EXCEPT road along the West line of said premises.

RECORDED
REQUEST OF
80 MAR 25 P 3:44
SKAGIT COUNTY WASH
BELLINGHAM

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Right-of-Way" herein) described as follows

A Right-of-Way ten (10) feet in width having five (5) feet of such width on each side of a center-line described as follows

Being located on the above described property beginning at a point on the West line that is approximately 20 feet South of the Northwest corner thereof; thence East approximately 138 feet; thence South approximately 45 feet to its terminus.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 25 1980

Amount Paid \$1.00
Ruth Wyle, Co. Treas.
By mp

1. **Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-Way together with all necessary or convenient appurtenances therefor, which may include but are not limited to the following: underground conduits, cables, communication lines, vaults, manholes, switches, and transformers, and semi-buried or ground mounted facilities. Following the initial construction of its facilities, Grantee may from time to time construct such additional facilities as it may require.

2. **Access.** Grantee shall have the right of access to the Right-of-Way over and across the Property to enable Grantee to exercise its rights hereunder, provided, that Grantee shall compensate Grantor for any damage to the Property caused by the exercise of said right of access.

3. **Obstructions; Landscaping.** Grantee may from time to time remove trees, bushes, or other obstructions within the Right-of-Way and may level and grade the Right-of-Way to the extent reasonably necessary to carry out the purposes set forth in paragraph 1 hereof, provided, that following any such work, Grantee shall, to the extent reasonably practicable, restore the Right-of-Way to the condition it was immediately prior to such work. Following the installation of Grantee's underground facilities, Grantor may undertake any ordinary improvements to the landscaping of the Right-of-Way, provided that no trees or other plants shall be placed thereon which would be unreasonably expensive or impractical for Grantee to remove and restore.

4. **Grantor's Use of Right-of-Way.** Grantor reserves the right to use the Right-of-Way for any purpose not inconsistent with the rights herein granted, provided: that Grantor shall not construct or maintain any building or other structure on the Right-of-Way which would interfere with the exercise of the rights herein granted; that no digging, tunneling or other form of construction activity shall be done on the Property which would disturb the compaction or unearth Grantee's facilities on the Right-of-Way, or endanger the lateral support to said facilities, and that no blasting shall be done within 15 feet of the Right-of-Way.

5. **Indemnity.** By accepting and recording this easement, Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injuries and/or damages suffered by any person which may be caused by the Grantee's exercise of the rights herein granted; provided, that Grantee shall not be responsible to Grantor for any injuries and/or damages to any person caused by acts or omissions of Grantor.

6. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Right-of-Way for a period of five (5) successive years, in which event this easement shall terminate and all rights hereunder shall revert to Grantor, provided that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its facilities on the Right-of-Way within any period of time from the date hereof.

7. **Successors and Assigns.** The rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

BT-443
045069, 31(35-4)122

PUGET SOUND POWER & LIGHT COMPANY
P. O. Box 1078
Bellingham, Wa. 98225

Official Records
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ATTN: C. M. JANK

DATED this 11th day of March 1980

GRANTOR

MARK KNUTZEN FARMS, INC.

By: Mark Knutzen Pres.
Patricia Knutzen Sec.

STATE OF WASHINGTON)
SS
COUNTY OF)

On this day personally appeared before me _____
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that
_____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Notary Public in and for the State of Washington,
residing at _____

STATE OF WASHINGTON)
SS
COUNTY OF)

On this day personally appeared before me _____
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that
_____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Notary Public in and for the State of Washington,
residing at _____

STATE OF WASHINGTON)
SS
COUNTY OF)

On this day personally appeared before me _____
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that
_____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Notary Public in and for the State of Washington,
residing at _____

STATE OF WASHINGTON)
SS
COUNTY OF)

CORPORATE ACKNOWLEDGMENT

On this 11 day of March, 1980, before me, the undersigned, personally appeared
Mark Knutzen and Patricia Knutzen
to me known to be the President and Secretary, respectively, of
Mark Knutzen Farms, Inc. the corporation that executed the foregoing instrument,
and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that they authorized to execute the said instrument and that the
seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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Caroline M. Houser
Notary Public in and for the State of Washington,
residing at Bow, Washington

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