

RETURN ADDRESS:

Puget Sound Energy, Inc.
1700 E. College Way
Mount Vernon, WA 98273
Attn: ROW Department



199908300067

Kathy Hill, Skagit County Auditor
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FIRST AMERICAN TITLE CO.

M7063

ACCOMMODATION RECORDING ONLY

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

EASEMENT

AUG 30 1999

Amount Paid \$
Skagit County Treasurer
By: *[Signature]* Deputy

REFERENCE #: 27221

GRANTOR: JANICKI AND OLSON

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: PTN. W 1/2 OF SW 1/4, 12-34-4 & PTN LOT 15, SUNSET ADD. TO CLEAR LAKE

ASSESSOR'S PROPERTY TAX PARCEL: 340412-3-006-0000/4027-000-014-0100

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **JOHN P. JANICKI AND KATHRINE S. JANICKI, HUSBAND AND WIFE AND CHARLES B. OLSON AND MARGARET E. OLSON, HUSBAND AND WIFE** ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("Property" herein) in **SKAGIT** County, Washington:

SEE ATTACHED EXHIBIT "A"

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

An Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

AS CONSTRUCTED OR TO BE CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

1. Purpose. Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.,

3. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

no monetary consideration was paid

EXHIBIT "A"
JANICKI AND OLSON

PARCEL A:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST 100 FEET; THENCE NORTH PARALLEL WITH THE SECTION LINE 261 FEET; THENCE WEST 100 FEET, MORE OR LESS, TO SAID SECTION LINE; THENCE SOUTH, ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 55 FEET, AS MEASURED ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF LOTS 14 AND 15, "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE.

PARCEL "D"

THAT PORTION OF LOTS 4 AND 15, "PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY, WASH." AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 484.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 457.88 FEET OF THE NORTHWEST CORNER OF SAID LOT 14, AND THE TERMINATION OF THIS LINE, EXCEPT THE SOUTH 55 FEET THEREOF.



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