

RETURN ADDRESS:

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



199909080073
Kathy Hill, Skagit County Auditor
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FIRST AMERICAN TITLE CO.

ACCOMMODATION RECORDING ONLY

m7071

EASEMENT

REFERENCE #: 27410

GRANTOR: GRUENER

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

ASSESSOR'S PROPERTY TAX PARCEL: 350414-027-008 - 350414-0-027-0008

NO MONETARY CONSIDERATION

For and in consideration of ~~One Dollar (\$1.00)~~ and other valuable consideration in hand paid, **J. M. GRUENER AND M. J. GRUENER, 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 GENERALLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT OF AN EXISTING PSE POWER POLE ; SAID POLE BEING APPROXIMATELY 5 FEET WEST OF THE NORTHERLY MOST SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTHWESTERLY APPROXIMATELY 490 FEET TO THE WEST LINE OF SAID PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

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.,

EXHIBIT "A"
J.M. GRUENER

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, THENCE NORTH $3^{\circ}05'30''$ WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 388.63 FEET TO THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTH $87^{\circ}47'30''$ WEST ALONG THE NORTH LINE OF SAID RAILWAY RIGHT-OF-WAY LINE A DISTANCE OF 210.0 FEET; THENCE NORTH $3^{\circ}05'30''$ WEST TO A POINT ON A LINE THAT BEARS NORTH $71^{\circ}10'30''$ WEST FROM A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THAT LIES SOUTH $3^{\circ}05'30''$ EAST A DISTANCE OF 275.0 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTH QUARTER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED BY GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HIS WIFE, TO CLARENCE C. CUMMINGS AND JOAN L. CUMMINGS, HIS WIFE, BY DEED DATED FEBRUARY 24, 1965 AND RECORDED FEBRUARY 25, 1965, UNDER AUDITOR'S FILE NO. 662585); THENCE NORTH $3^{\circ}05'30''$ WEST ALONG THE WEST LINE OF SAID CUMMINGS TRACT, A DISTANCE OF 207.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH $86^{\circ}54'30''$ EAST ALONG THE NORTH LINE OF THE SAID CUMMINGS TRACT AND SAID NORTH LINE PRODUCED, A DISTANCE OF 209.10 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH $3^{\circ}05'30''$ WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO A POINT THAT BEARS NORTH $3^{\circ}05'30''$ WEST OF THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT B. ARTHUR AND SHIRLEY E. ARTHUR, HIS WIFE, BY DEED RECORDED NOVEMBER 9, 1954, UNDER AUDITOR'S FILE NO. 508980; THENCE SOUTH $3^{\circ}05'30''$ EAST PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, OF THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING.

AND

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SECTION 14; THENCE NORTH $88^{\circ}15'01''$ WEST, ALONG THE NORTH LINE OF SECTION 14 A DISTANCE OF 1275.13 FEET; THENCE SOUTH $0^{\circ}52'37''$ EAST A DISTANCE OF 1201.72 FEET TO THE NORTH CORNER OF THE SHIRLEY ARTHUR TRACT AS DESCRIBED AND RECORDED 1-10-92 IN VOLUME 12 OF SURVEYS, PAGE 58, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND RECORDED UNDER AUDITORS FILE #9201100079; AND THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}07'23''$ WEST, A DISTANCE OF 30.00' TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH $03^{\circ}52'37''$ EAST A DISTANCE OF 279.31 FEET; THENCE SOUTH $71^{\circ}53'37''$ EAST A DISTANCE OF 32.35 FEET; THENCE NORTH $03^{\circ}52'37''$ WEST A DISTANCE OF 291.42 FEET TO THE POINT OF BEGINNING.



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