

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



199912200029
Kathy Hill, Skagit County Auditor
12/20/1999 Page 1 of 2 9:14:47AM



FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY

M7160

EASEMENT

REFERENCE #: 27248
GRANTOR: COACH CORRAL INC.
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: LOT 28, "PLAT OF BAKERVIEW WEST"
ASSESSOR'S PROPERTY TAX PARCEL: 4719-000-028-000

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 20 1999

Amount Paid \$
Skagit Co. Treasurer
Deputy

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **COACH CORRAL INC., A WASHINGTON CORPORATION** ("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**:

LOT 28, "PLAT OF BAKERVIEW WEST", AS PER THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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:

ON THE SOUTH 11 FEET OF THE EAST 11 FEET OF 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

