

**RETURN ADDRESS:**

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



200012110161

, Skagit County Auditor

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**EASEMENT**

**REFERENCE #**

**GRANTOR: OATES, FITE & FRIEDMEYER DEVELOPMENT CO.**

**GRANTEE: PUGET SOUND ENERGY, INC.**

**SHORT LEGAL: Ptn of NE ¼ Sec 18, Twp. 34 N., Rng 4 E. W.M.**

**ASSESSOR'S PROPERTY TAX PARCEL: P26121**

FIRST AMERICAN TITLE CO.  
ACCOMMODATION RECORDING ONLY

M 7442

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **OATES, FITE & FRIEDMEYER DEVELOPMENT CO.**, a co-partnership ("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:

**THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WITHIN THE NORTH 195 FEET OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.**

**THAT PORTION OF GOVERNMENT LOT 6 IN SECTION 7, AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE POINT OF INTERSECTION OF A LINE WITH THE SKAGIT RIVER LYING 726 FEET DUE EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 6; THENCE SOUTH TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE EAST 379.5 FEET; THENCE NORTH TO THE SKAGIT RIVER; THENCE WESTERLY ALONG THE BANK OF SAID RIVER TO THE POINT OF BEGINNING; EXCEPT ROAD AND DIKE RIGHTS-OF-WAY; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON TO PRIMARY STATE HIGHWAY NO. 1 BY DEED DATED AUGUST 25, 1954, RECORDED OCTOBER 13, 1954, AS AUDITOR'S FILE NO. 507808, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED OCTOBER 4, 1973 AND RECORDED DECEMBER 5, 1973 UNDER AUDITOR'S FILE NO. 794153; ALSO THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE EAST STEWART ROAD, ALSO KNOWN AS THE RIVERBEND ROAD.**

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:

**A RIGHT OF WAY TEN (10) FEET IN WIDTH WITH FIVE (5) FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY THAT IS 65 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF RIVERBEND ROAD: THENCE SOUTH 15 FEET TO ITS TERMINUS.**

**1. Purpose.** Grantee shall have the right to construct, maintain, repair, replace, improve, remove, enlarge and use the Easement Area for one or more guy wires, anchor poles and anchors together with any and all necessary or convenient appurtenances thereto. 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. 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, that Grantor shall not construct or maintain any building or other structure on the Easement Area.

**3. Successors and Assigns.** Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 1<sup>st</sup> day of Dec, 2000.

GRANTOR:  
OATES, FITE & FRIEDMEYER DEVELOPMENT CO.

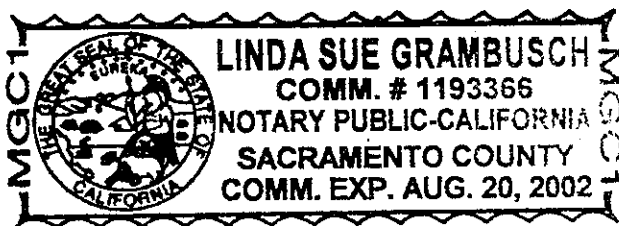
BY: D Bruce Fite General Partner

BY: \_\_\_\_\_

California  
STATE OF WASHINGTON )  
COUNTY OF Sacramento ) ss

On this 1<sup>st</sup> day of December, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared D Bruce Fite, to me known to be the person who signed as Partner, of OATES, FITE & FRIEDMEYER DEVELOPMENT CO., the co-partnership that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of OATES, FITE & FRIEDMEYER DEVELOPMENT CO., for the uses and purposes therein mentioned; and on oath stated that he/she was authorized to execute the said instrument on behalf of said OATES, FITE & FRIEDMEYER DEVELOPMENT CO.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Linda Sue Grambusch  
(Signature of Notary)  
LINDA SUE GRAMBUSCH  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of California  
residing at 7857 Harn Rd  
My Appointment Expires: Aug 20 2002

Notary seal, text and all notations must be inside 1" margins

38553  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

DEC 11 2000

Amount Paid \$ 3,561  
Skagit County Treasurer  
By: mar Deputy



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Skagit County Auditor

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