



200108010148

Skagit County Auditor

8/1/2001 Page 1 of 2 4:05:37PM

RETURN ADDRESS:

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

EASEMENT

REFERENCE #:

GRANTOR: **PEDERSON**

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

SHORT LEGAL: **Ptn of NW ¼ of SW ¼, 9-34-4 E W.M.**

ASSESSOR'S PROPERTY TAX PARCEL: **340409-3-023-0200/P24307**

FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY

M7616

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **JUDY A. PEDERSON**, as her separate property ("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:

PARCEL "A":

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, WHICH POINT BEARS NORTH 0° 02' 45" EAST, 528.42 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MOUNT VERNON-CLEAR LAKE COUNTY ROAD No. 276; THENCE NORTH 0° 02' 45" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 102.21 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A DISTANCE ALONG THE ARC OF 146.95 FEET; THENCE SOUTH 50° 31' 00" WEST, 164.97 FEET; THENCE SOUTH 48° 13' 30" EAST, 202.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOUNT VERNON-CLEAR LAKE COUNTY ROAD No. 276; THENCE NORTH 41° 46' 30" EAST ALONG SAID MOUNT VERNON-CLEAR LAKE COUNTY ROAD No. 276, 39.55 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 885.03 FEET, A DISTANCE ALONG THE ARC OF 80.87 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WITH THE NORTHERLY LINE OF THE FRANCIS ROAD; SAID INTERSECTION BEING DENOTED BY AN IRON ROD; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 43° 31' 30" EAST 29.8 FEET; THENCE NORTHWESTERLY, 25.3 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT IS 41.1 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 41.1 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PARCEL "A" AND "B" GRANTED TO THE CITY OF MOUNT VERNON FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR THE IMPROVEMENT OF FRANCIS ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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:

A RIGHT OF WAY FIVE (5) FEET IN WIDTH WITH TWO AND A HALF (2 1/2) FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF THE ABOVE DESCRIBED PROPERTY THAT IS 59 FEET NORTHEASTERLY OF THE MOST SOUTHERLY SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTHWESTERLY MARGIN OF FRANCIS ROAD; THENCE NORTH 48° WEST 15 FEET TO THE 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 23rd day of June, 2000.

GRANTOR:

BY: Judy A. Pederson SKAGIT COUNTY WASHINGTON #42209
Real Estate Excise Tax PAID
JUDY A. PEDERSON

AUG 01 2001

STATE OF WASHINGTON)
COUNTY OF) SS

Amount Paid \$ 3.80
Skagit County Treasurer
By: [Signature] Deputy

On this 23rd day of June, 2000, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JUDY A. PEDERSON**, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Linda Jensen
(Signature of Notary)
Linda Jensen
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Mount Vernon
My Appointment Expires: 6-11-04

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

