



200110090059
Skagit County Auditor

10/9/2001 Page 1 of 2 11:27:30AM

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: R/W Department
1700 East College Way
Mount Vernon, WA 98273

EASEMENT

FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY

GRANTOR: CHANNEL VIEW LLC.
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lots 3, 4, 6, 7, 8, 9, 12 Plat of Channel View
ASSESSOR'S PROPERTY TAX PARCEL: 4761-000-003-0000, 4761-000-004-0000, 4761-000-006-0000,
4761-000-007-0000, 4761-000-008-0000, 4761-000-009-0000, 4761-000-012-0000

M 7672

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, CHANNEL VIEW, L.L.C., a Washington limited liability company ("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:

PLAT OF CHANNEL VIEW, AS PER PLAT RECORDED ON SEPTEMBER 19, 2000 UNDER
AUDITORS' FILE NO. 200009190049 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:

Easement No. 1: All streets, road rights-of-way, utility and public use easements as now or hereafter designed, platted, and/or constructed within the above described property.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Easement No. 5: An easement area 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said plat of Channel View more particularly described as follows:

Beginning at a the southwest corner of Lot 8 of the Plat of Channel View; thence northeasterly along the south line of said Lot 8 110 feet; thence North 20 feet to the north line of the utility easement as delineated on the face of the plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

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:

a. **Overhead facilities.** Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any of the foregoing; and

b. **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 or lines 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.

OH/UG Gas & Electric Easement 11/1998
34933/105014968
NE 12-35-1

No monetary consideration was paid

