



200111280078

, Skagit County Auditor

11/28/2001 Page 1 of 3 11:26:17AM

**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

M 7703-1

REFERENCE #:   
GRANTOR: CARIBBEAN PROPERTIES, LLC  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: A ptn of SW SE 29-34-4  
ASSESSOR'S PROPERTY TAX PARCEL: P28238/340429-0-086-0000

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, CARIBBEAN PROPERTIES, 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:

**SEE EXHIBIT A  
AS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

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:

**THAT PORTION OF THE NORTH 50 FEET OF THE EAST 10 FEET OF THE ABOVE DESCRIBED TRACT LYING 10 FEET WEST OF AND ADJACENT TO SOUTH 15<sup>TH</sup> STREET. (SAID SOUTH 15<sup>TH</sup> STREET IS TO BE DEDICATED TO THE PUBLIC ON THE PLAT OF SKAGIT VIEW ESTATES. THE GRANT OF THIS EASEMENT IS CONDITIONED ON THE DEDICATION OF SAID ROAD AND IN THE EVENT THAT SAID ROAD IS NOT DEDICATED, THIS EASEMENT SHALL BE NULL AND VOID.)**

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.

4. **Indemnity.** Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

5. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

UG Electric 11/1998  
105015664/35297  
SE 29-34-4

*No monetary consideration was paid*

6. **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 15 day of November, 2001.

GRANTOR:  
CARIBBEAN PROPERTIES, L.L.C

BY: Nancy Hansen

ITS: MANAGER

*Easement*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

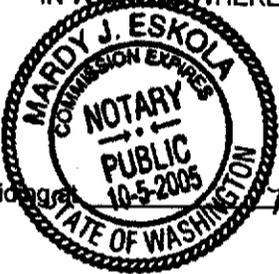
NOV 28 2001

Amount Paid 0  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF SKAGIT )

On this 15 day of November, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NANCY HANSEN, to me known to be the person who signed as a member of **CARIBBEAN PROPERTIES, L.L.C.**, the limited liability corporation 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 **CARIBBEAN PROPERTIES, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that NANCY HANSEN was authorized to execute the said instrument on behalf of said **CARIBBEAN PROPERTIES, L.L.C.**

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



Mardy J. Eskola  
(Signature of Notary)

MARDY J. ESKOLA  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,

residence Mount Vernon  
WA

My Appointment Expires: 10/5/2005

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



200111280078  
Skagit County Auditor

11/28/2001 Page 2 of 3 11:26:17AM

EXHIBIT "A"

That portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which point bears South  $1^{\circ}57'30''$  East a distance of 380.07 feet from the Northwest corner of said subdivision;  
thence North  $89^{\circ}07'20''$  East along a line which is parallel to and 380 feet South of the North line of said subdivision, a distance of 122.02 feet;  
thence North  $4^{\circ}42'40''$  West 111.69 feet to the true point of beginning of this description;  
thence North  $89^{\circ}07'20''$  East 195 feet;  
thence North  $4^{\circ}42'40''$  West 111.69 feet;  
thence South  $89^{\circ}07'20''$  West 195 feet;  
thence South  $4^{\circ}42'40''$  East 111.69 feet to the true point of beginning.



200111280078  
, Skagit County Auditor

11/28/2001 Page 3 of 3 11:26:17AM