

RETURN ADDRESS:

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



200403010128
Skagit County Auditor

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EASEMENT

FIRST AMERICAN TITLE CO.
m8299
ACCOMMODATION RECORDING ONLY

GRANTOR: FIR CREST DEVELOPMENT NW LLC
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Portion Southeast Quarter of Section 26, Township 35 North, Range 1 East, W.M.
ASSESSOR'S PROPERTY TAX PARCEL: P57070, P57071, P57072, P57073, P57074, P57075, P32345, P32346, P32348

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **FIR CREST DEVELOPMENT NW, 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" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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 strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

1. Purpose. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge 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

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SE 26-35-1

No monetary consideration paid

EXHIBIT "A"

That portion of the Southeast Quarter of the Southeast Quarter of Section 26, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the South line of said Section 26, which lies South 89°16'57" East 139.92 feet from the Southwest corner of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 26;
Thence North 29°52'48" East 393.01 feet;
Thence North 72°05'59" East 55.60 feet;
Thence North 26°20'17" East 104.99 feet;
Thence North 31°37'33" East 191.31 feet;
Thence North 16°48'59" East 51.10 feet;
Thence North 1°30'58" East 59.91 feet;
Thence North 42°12'59" East 114.18 feet;
Thence North 13°22'20" East 196.19 feet;
Thence South 89°00'12" East 617.06 feet along the North line of Lot 4 of Short Plat ANA-93-003, recorded under Auditor's File No. 9309150050, to the Westerly right of way of "A" Avenue;
Thence South 1°27'47" West 60 feet along said right of way;
Thence North 89°00'12" West 350 feet along the North line of Lot 3 of said Short Plat;
Thence South 1°27'27" West 145 feet along the West line of said Lot 3 to the North line of Lot 1 of said Short Plat;
Thence North 89°00'12" West 85 feet to the Northwest corner of said Lot 1;
Thence South 1°27'27" West 129.96 feet to the Southwest corner of Lot 1;
Thence North 89°05'49" West 182.288 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of Southeast Quarter of said Section 26;
Thence South 1°29'43" West 335.265 feet along the West line of said subdivision;
Thence South 89°11'23" East 602.523 feet to the Westerly right of way of "A" Avenue;
Thence South 1°27'27" West 251.927 feet along said right of way to a curve to the right that has a radius of 572.96 feet that bears North 80°58'10" West, a delta of 8°26'37" and a length of 84.436 feet, to its intersection with the South line of said Section 26;
Thence North 89°16'57" West 1,093.36 feet along the South line of said Section 26 to the point of beginning.

Situate in the County of Skagit, State of Washington.



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