



200509060168
Skagit County Auditor

9/6/2005 Page

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4 1:42PM

RETURN ADDRESS:

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

EASEMENT

ACCOMMODATION RECORDING ONLY

**GRANTOR: HIGHWAY 9 OFFICE PARK CENTER LLC
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lot 3 Burl BSP 2-97 in SW SW 5-34-4
ASSESSOR'S PROPERTY TAX PARCEL: P112833/8018-000-003-0000**

FIRST AMERICAN TITLE CO.

Ac 8650-3

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **HIGHWAY 9 OFFICE PARK CENTER, LLC, 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:

LOT 3, BURLINGTON BINDING SITE PLAN No. 2-97, APPROVED JULY 14, 1997, RECORDED DECEMBER 18, 1997, UNDER AUDITOR'S FILE No. 9712180060, FILE IN VOLUME 13 OF SHORT PLATS, PAGES 67-68, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

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:

SEE EXHIBIT "A" AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

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.

UG Electric 11/1998
55757/105035844
SW 5-34-4

No monetary consideration paid

EXHIBIT "A"
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8-3-05

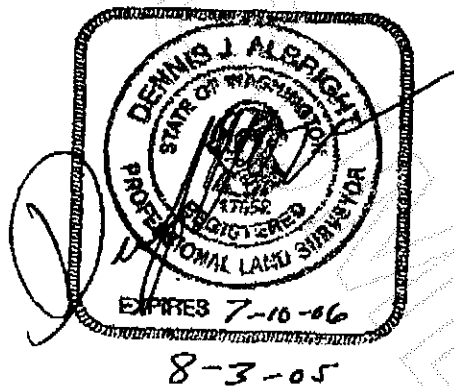
Legal Description
PSE Easement
Burlington Retail Center

A 10.00 foot Easement for buried power line across a portion of Lot 3, Burlington Binding Site Plan 2-97, located in a portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 4 East, WM, being 5.00 feet on both sides of the following described centerline:

Commencing at the Southwest corner of Lot 3 of Burlington Binding Site Plan 2-97, approved July 14, 1997 and recorded December 18, 1997 in Volume 13 of short plats at pages 67 and 68, under auditors file number 9712180060; Thence North 0° 20' 18" West, along the West line of said Lot 3, a distance of 19.85 feet to the **TRUE POINT OF BEGINNING** of this line description; Thence North 89° 39' 59" East 50.70 feet; Thence North 27° 11' 31" East 64.01 feet; Thence North 30° 12' 05" East 48.24 feet; Thence North 88° 23' 48" East 94.27 feet; Thence North 4° 28' 57" East 21.08 feet to the terminus of said centerline description.

The sidelines of said easement shall be extended or trimmed so as to form a continuous line across the grantors ownership.

Situate in the County of Skagit, State of Washington

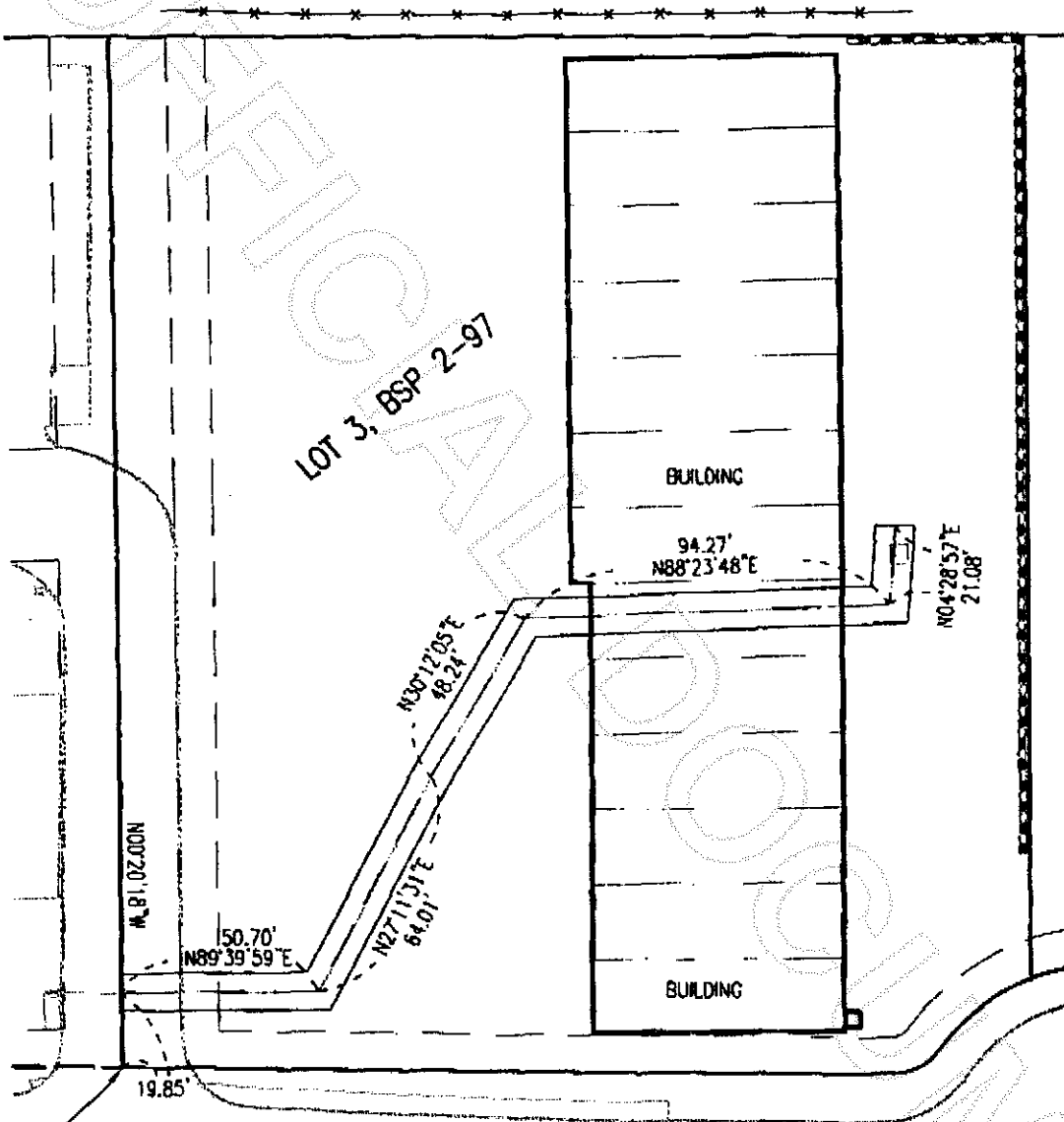


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EXHIBIT "A"
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SOUTHWEST CORNER OF LOT
3 OF BURLINGTON BINDING
SITE PLAN 2-97 RECORDED
UNDER AFN 9712180060

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