



200604240135  
Skagit County Auditor

4/24/2006 Page

1 of

2 1:32PM

**RETURN ADDRESS:**

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

**EASEMENT**

FIRST AMERICAN TITLE CO.

M8798-3

ACCOMMODATION RECORDING ONLY

GRANTOR: BURLINGTON HILL PROPERTIES  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: Tract G, Burlington Hill Business Park, Phase II  
ASSESSOR'S PROPERTY TAX PARCEL: P117841/8029-000-999-0100

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **BURLINGTON HILL PROPERTIES, a general partnership** ("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:

**TRACT G, "AMENDED PLAT OF LOTS 19, 21, 23, AND 26 AND OF TRACT A" "BURLINGTON HILL BUSINESS PARK, PHASE II" BINDING SITE PLAN, APPROVED AUGUST 10, 2000, RECORDED SEPTEMBER 15, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200009150127, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 35 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:

**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 - said centerline generally described as follows:**

**Beginning at a point on the North line of the above described Property, said point being 7 feet, more or less, west of the Northeast corner of the above described Property; thence in a southwesterly direction to a point on the South line of the above described Property, said point being 20 feet, more or less, west of the Southeast corner of the above described Property.**

**This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.**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 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.

UG Electric 11/1998  
59093/105040499  
SW 29-35-4

*No monetary consideration paid*

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.

**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 12 day of April, 2006.

GRANTOR: **BURLINGTON HILL PROPERTIES**

BY: Jerry Walton  
Jerry Walton, General Partner

BY: Daniel R. Madlung  
Daniel R. Madlung, General Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 24 2006

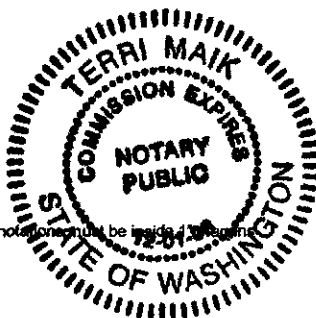
Amount Paid \$  
Skagit Co. Treasurer  
By Jp Deputy

STATE OF WASHINGTON )

COUNTY OF )

On this 12 day of April, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jerry Walton and Daniel R. Madlung, to me known to be the person(s) who signed as General Partners of the Burlington Hill Properties, a General Partnership, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument on behalf of said **BURLINGTON HILL PROPERTIES**.

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



Terri Maik  
(Signature of Notary)  
Terri Maik  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Skagit County

My Appointment Expires: 12-1-08



200604240135  
Skagit County Auditor