

RETURN ADDRESS:

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



200703260151

Skagit County Auditor

3/26/2007 Page

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3

1:56PM

EASEMENT

GRANTOR: **HOMESTEAD NW DEV. CO.**
GRANTEE: **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion Government Lot 7 in 30-35-2**
ASSESSOR'S PROPERTY TAX PARCEL: **P33098, 350230-0-108-0010**

FIRST AMERICAN TITLE CO.

M9007-3
ACCOMMODATION RECORDING ONLY

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **HOMESTEAD NW DEV. CO., a Washington Corporation** ("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 HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

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 This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.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

No monetary consideration paid

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 19 day of March, 2007.

GRANTOR
HOMESTEAD NW DEV. CO.

BY: James A. Winstanley

Title: Pres.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2007

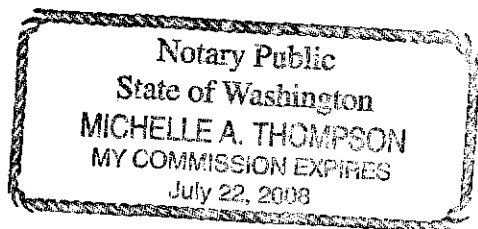
STATE OF WASHINGTON)

COUNTY OF)

Amount Paid 0
Skagit Co. Treasurer
By DP Deputy

On this 19th day of March, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James A. Winstanley, to me known to be the person who signed as President of **HOMESTEAD NW DEV. CO.**, the 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 **HOMESTEAD NW DEV. CO.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **HOMESTEAD NW DEV. CO.**

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



Michelle A. Thompson
(Signature of Notary)

Michelle A. Thompson
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Spokane

My Appointment Expires: July 22, 2008

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



Skagit County Auditor

EXHIBIT "A"

That portion of Government Lot 7, Section 30, Township 35 North, Range 2 East W.M., lying East of State Highway No. 1-An as conveyed under Auditor's File No. 542116, records of Skagit County, Washington, described as follows:

Beginning at a point North 89°25' East, a distance of 390.86 feet from the center of said Section; thence North 89°25' East, a distance of 343.04 feet to the West line of the County Road; thence South 0°35' East, a distance of 147.4 feet; thence North 89°25' East, a distance of 28.19 feet to the West line of the County thence South 16°45' East along said road line, 153.9 feet to the Northeast corner of that certain tract conveyed to Lewis Howell by deed dated May 18, 1927, and recorded July 6, 1927 in Volume 145 of Deeds, page 9, under Auditor's File No. 205503, records of Skagit County, Washington; thence North 0°35' West, 294.8 feet to the point of beginning, EXCEPT any portion lying within certain existing streets or roads.

Situate in the County of Skagit, State of Washington.



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