



200704170079

Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
PO BOX 24464
SEATTLE, WA 98124-0464
ATTENTION: Engineering / Right of Way

4/17/2007 Page 1 of 2 10:24AM

RIGHT OF WAY EASEMENT

CNG317

City: Sedro Woolley
County: Skagit
Project#: G0081240
G0081239

The undersigned **B & M MANAGEMENT LLC, a Limited Liability Company** (hereinafter referred to as the "Grantor"), for and in consideration of mutual benefit of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant to **CASCADE NATURAL GAS CORPORATION**, a Washington corporation (hereinafter referred to as the "Grantee"), a nonexclusive easement over the following described property of the Grantor:

PROPERTY DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF TOWNSHIP STREET THAT IS 30 FEET EAST AND 651 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO CLARK SELIX, ET UX, BY DEED RECORDED MAY 4, 1948, UNDER AUDITOR'S FILE NO. 417773; THENCE EAST ALONG THE NORTH LINE OF SAID SELIX TRACT 420 FEET TO THE WEST LINE OF THE "OTTO GREENSTREET'S ADDITION TO SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT 319.5 FEET, MORE OR LESS, TO A POINT 344 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST ALONG A LINE THAT IS PARALLEL TO AND 344 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID TRACT CONVEYED TO L.M. ELLIOTT BY DEED RECORDED JULY 17, 1950, UNDER AUDITOR'S FILE NO. 448342; THENCE SOUTH ALONG THE WEST LINE OF SAID ELLIOTT TRACT, A DISTANCE OF 138.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO D.E. CUMMINGS BY DEED RECORDED July 26, 1954, UNDER AUDITOR'S FILE NO. 504397; THENCE WEST ALONG THE SOUTH LINE OF SAID CUMMINGS TRACT A DISTANCE OF 150 FEET TO THE EAST LINE OF TOWNSHIP STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENT DESCRIPTION:

A STRIP OF LAND TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET ON EACH SIDE OF THE CENTER LINE OF GRANTEE FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED WITHIN THE ABOVE DESCRIBED PROPERTY.

TAX PARCEL NUMBER: P39491

The Grantee is granted the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering equipment under, over, through, and across the above-described property. The Grantee is further granted an easement for the nonexclusive right of access to and from said property for the purpose of utilizing the rights herein granted.

The term "pipeline" includes gas lines, services, machinery, equipment, and facilities related to the operation or maintenance of said gas lines. The Grantor, on behalf of itself and its agents, invitees and licensees, agrees not to impair or interfere with the full use and enjoyment by the Grantee of the rights herein granted.

Without limiting the generality of the foregoing, the Grantor shall not erect any structure within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

The Grantee agrees to hold the Grantor harmless from any loss, cost, or damage resulting from the Grantee's negligence in connection with the operation or maintenance of any pipelines installed under or over the easement premises and the Grantor agrees to hold the Grantee harmless from any loss, cost, or damage caused by the Grantor, its agents, invitees, or licensees or from any breach of this easement.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 5 day of APRIL 2008.

B & M MANAGEMENT LLC

By: [Signature]
Title: Mgr

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

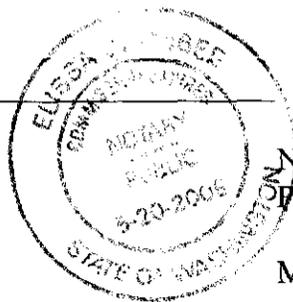
APR 17 2007

Amount Paid \$
Skagit Co. Treasurer
By: [Signature] Deputy

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Mark Maudea, is the Manager of **B & M MANAGEMENT LLC**, and the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4/5/07



Notary Public
Print Name Elissa J. McBee
My commission expires 5/20/09

