

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: ROW Department  
1660 Park Lane  
Burlington, WA 98233



200806300132

Skagit County Auditor

6/30/2008 Page 1 of 3 11:34AM

**EASEMENT**

m9205  
GUARDIAN NORTHWEST TITLE CO.

GRANTOR: JOHNSON, RICHARD & JULIE  
GRANTEE: PUGET SOUND ENERGY, INC.

**ACCOMMODATION RECORDING ONLY**

SHORT LEGAL: Lots 1-3 and 4-6, portion 7, Block 5, SUPP. PLAT KNUTZEN'S ADDITION TO BURLINGTON  
ASSESSOR'S PROPERTY TAX PARCEL: P125002/4089-005-003-0000; P72719/4089-005-006-0009

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **RICHARD JOHNSON AND JULIE LYNN JOHNSON, husband and wife** ("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:

**PARCEL "A":**

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 5, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B":**

LOTS 4 THROUGH 6, INCLUSIVE, AND THE NORTH 7.00 FEET OF LOT 7 (AS MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID LOT 7), BLOCK 5, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**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 within the above described Property - said strip generally located along the easterly line 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 This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.**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.

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 25<sup>th</sup> day of June, 2008.

BY: \_\_\_\_\_  
RICHARD JOHNSON

BY: Julie Lynn Johnson  
JULIE LYNN JOHNSON

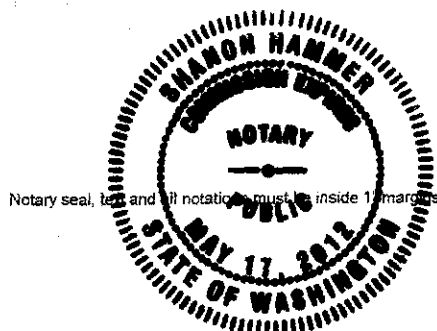
STATE OF WASHINGTON )  
COUNTY OF Whatcom ) ss

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
Paid

JUN 30 2008

Amount Paid \$  
By: Sp  
Skagit County Treasurer  
Deputy

On this 25<sup>th</sup> day of June, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **RICHARD JOHNSON AND JULIE LYNN JOHNSON, HUSBAND AND WIFE**, to me known to be the individual(s) who signed and executed the within and foregoing instrument, and acknowledged said instrument to be his/her/their free and voluntary act and deed. IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Shanon Hammer  
(Signature of Notary)  
Shanon Hammer  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Bellingham  
My Appointment Expires: 5.17.12



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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.

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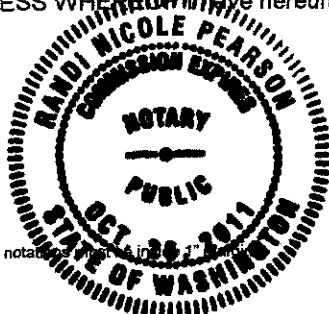
DATED this 5th day of June, 2008.

BY: Richard Johnson  
RICHARD JOHNSON

BY: \_\_\_\_\_  
JULIE LYNN JOHNSON

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF )

On this 5th day of JUNE, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD JOHNSON AND JULIE LYNN JOHNSON, HUSBAND AND WIFE, to me known to be the individual(s) who signed and executed the within and foregoing instrument, and acknowledged said instrument to be his/her/their free and voluntary act and deed. IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Notary seal, text and all notary

Randi Nicole Pearson  
(Signature of Notary)  
Randi Nicole Pearson  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at FOKINALE  
My Appointment Expires: Oct. 26, 2011



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