

**RETURN ADDRESS:**

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



200903060135  
Skagit County Auditor

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**EASEMENT**

GUARDIAN NORTHWEST TITLE CO  
ACCOMMODATION RECORDING ONLY

GRANTOR: GMT PROPERTIES, LLC  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: PTNS N/2 S/2 NW/4SEC 20 TWN 36 N RG 4 E AKA TRS A & B SP 60-73  
ASSESSOR'S PROPERTY TAX PARCEL: P49498; P49499

MA309

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **GMT PROPERTIES, 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:

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE.**

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facilities as now constructed, to be constructed, extended or relocated.** (These easement descriptions may be superseded at a later date with a surveyed description provided at no cost to Grantee.)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 use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

**a. Overhead facilities.** Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and.

**b. 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.

OH/UG Electric 10/2003  
WO 105057005/ RW-072092  
3604E078

*No monetary consideration paid*



**EXHIBIT A**

**Legal Description:**

**Parcel A**

That portion of the North ½ of the South ½ of the Northwest ¼ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; thence South 0°17'44" East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest ¼ of said Northwest ¼ of Section 20; thence South 88°51'50" East, along the South line of said Northwest ¼ of the Northwest ¼, 1,280.47 feet to an intersection with the Westerly margin of said County Road; thence South 31°33'00" East, along said Westerly margin 71.29 feet to the true point of beginning; thence continue South 31°33'00" East, along said Westerly margin 100.00 feet; thence South 65°03'00" West 420 feet more or less to said centerline of Friday Creek; thence Northerly along said centerline to a point that is North 88°51'50" West from the true point of beginning; thence South 88°51'50" East 210 feet, more or less, to the true point of beginning; (Also known as Tract "A", Short Plat No. 60-73. approved on December 26, 1973)

TOGETHER WITH that certain 16 foot strip of land, conveyed for the purpose of a boundary line adjustment, described in Quit Claim Deed dated June 19, 2008 and recorded under Auditor's File No. 200806200104, records of Skagit County, Washington, being a portion of Tract "B", Short Plat No. 60-73, approved on December 26, 1973.

**Parcel B**

That portion of the North ½ of the South ½ of the Northwest ¼ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County Road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; thence South 0°17'44" East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest ¼ of said Northwest ¼ of Section 20; thence South 88°51'50" East, along the South line of said Northwest ¼ of the Northwest ¼, 1,280.47 feet to an intersection with the Westerly margin of said County Road; thence South 31°33'00" East, along said Westerly margin 171.29 feet to the true point of beginning; thence continue South 31°33'00" East, along said Westerly margin 120.00 feet; thence South 62°13'00" West 435 feet more or less to said centerline of Friday Creek; thence Northerly along said centerline to a point that is South 65°03'00" West from the true point of beginning; thence North 65°03'00" East 420 feet, more or less, to the true point of beginning; (Also known as Tract "B", Short Plat No. 60-73. approved on December 26, 1973)

LESS that certain 16 foot strip of land, conveyed for the purpose of a boundary line adjustment, described in Quit Claim Deed, dated June 19, 2008, and recorded under Auditor's File No. 200806200104, records of Skagit County, Washington, being a portion of herein described Tract "B".

All situate in the County of Skagit, State of Washington.

