

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: R/W Department
1660 Park Lane
Burlington, WA 98233



200903230113
Skagit County Auditor

3/23/2009 Page

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4 11:24AM

EASEMENT

GRANTOR: NWEYE – Mount Vernon Real Estate, L.L.C.
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lots 56, 57, 58, 80, 81 PARKER BUSINESS CENTER
ASSESSOR'S PROPERTY TAX PARCEL: P80417; P80415; P80416; P80439; P80440

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

m5317

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, NWEYE – Mount Vernon Real Estate, L.L.C., 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:

LOTS 56, 57, 80 AND 81. "PARKER BUSINESS CENTER", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF THE WEST HALF OF THE PRIVATE ROADWAY KNOWN AS BUCK WAY ADJOINING LOTS 56 AND 81, AS DELINEATED ON THE FACE OF SAID PLAT, AND OF THE NORTH HALF OF THE PRIVATE ROADWAY KNOWN AS WILLIAM WAY ADJOINING LOTS 80 AND 81, AS DELINEATED ON THE FACE OF SAID PLAT, SAID WEST HALF OF THE PRIVATE ROADWAY KNOWN AS BUCK WAY HAVING BEEN REPLATTED AS AUDITOR'S FILE NO. 200605010167.

LOT 58 "PARKER BUSINESS CENTER", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, 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 lying within the above described parcel – generally located along the north 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 This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.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.

UG Electric 11/1998
RW-072029/1050567
SW 17-34-4

No monetary consideration paid

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 24 day of February, 2009.

GRANTOR:
NWEYE - Mount Vernon Real Estate, L.L.C.

BY: [Signature]
Name: Audrey Talley Rostov
Member NWEYE - Mount Vernon Real Estate, L.L.C.

BY: [Signature]
Name: A. Samuel Barloon
Member NWEYE - Mount Vernon Real Estate, L.L.C.

No longer partner - see attached

BY: [Signature]
Name: Brett G. Bence
Member NWEYE - Mount Vernon Real Estate, L.L.C.

BY: [Signature]
Name: Werner Cadera
Member NWEYE - Mount Vernon Real Estate, L.L.C.

BY: [Signature]
Name: Bruce D. Cameron
Member NWEYE - Mount Vernon Real Estate, L.L.C.

BY: [Signature]
Name: Michael W. Field
Member NWEYE - Mount Vernon Real Estate, L.L.C.

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2009

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

STATE OF WASHINGTON)
COUNTY OF King) SS

On this 24 day of February, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Audrey Talley Rostov to me known to be the person who signed as a member of NWEYE - Mount Vernon Real Estate, L.L.C., the limited liability 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 NWEYE - Mount Vernon Real Estate, L.L.C. for the uses and purposes therein mentioned; and on oath stated that She was authorized to execute the said instrument on behalf of said NWEYE - Mount Vernon Real Estate, L.L.C.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

[Signature]
(Signature of Notary)
JorAnn S. Chase
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, WA
My Appointment Expires: 03/29/2010



200903230113
Skagit County Auditor

STATE OF WASHINGTON)
COUNTY OF King) SS

On this 24 day of February, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brett G. Bone, to me known to be the person who signed as a member of **NWEYE – Mount Vernon Real Estate, L.L.C.**, the limited liability 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 **NWEYE – Mount Vernon Real Estate, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **NWEYE – Mount Vernon Real Estate, L.L.C.**

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

JoAnn S. Chase
(Signature of Notary)

JoAnn S. Chase
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Seattle
My Appointment Expires: 03/29/2010

STATE OF WASHINGTON)
COUNTY OF King) SS

On this 24 day of February, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Werner Cadena, to me known to be the person who signed as a member of **NWEYE – Mount Vernon Real Estate, L.L.C.**, the limited liability 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 **NWEYE – Mount Vernon Real Estate, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **NWEYE – Mount Vernon Real Estate, L.L.C.**

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

JoAnn S. Chase
(Signature of Notary)

JoAnn S. Chase
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Seattle
My Appointment Expires: 03/29/2010

STATE OF WASHINGTON)
COUNTY OF King) SS

On this 24 day of February, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bruce D. Cameron, to me known to be the person who signed as a member of **NWEYE – Mount Vernon Real Estate, L.L.C.**, the limited liability 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 **NWEYE – Mount Vernon Real Estate, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **NWEYE – Mount Vernon Real Estate, L.L.C.**

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

JoAnn S. Chase
(Signature of Notary)

JoAnn S. Chase
(Print or stamp name of Notary)

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STATE OF WASHINGTON)
COUNTY OF King) SS

On this 24 day of February, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael W Field, to me known to be the person who signed as a member of **NWEYE – Mount Vernon Real Estate, L.L.C.**, the limited liability 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 **NWEYE – Mount Vernon Real Estate, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **NWEYE – Mount Vernon Real Estate, L.L.C.**

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

JoAnn S. Chase
(Signature of Notary)

JoAnn S. Chase
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Seattle
My Appointment Expires: 03/29/2010

STATE OF WASHINGTON)
COUNTY OF) SS

On this _____ day of _____, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the person who signed as a member of **NWEYE – Mount Vernon Real Estate, L.L.C.**, the limited liability 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 **NWEYE – Mount Vernon Real Estate, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that _____ was authorized to execute the said instrument on behalf of said **NWEYE – Mount Vernon Real Estate, L.L.C.**

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.

(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Appointment Expires: _____

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



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Skagit County Auditor