

RETURN ADDRESS:

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



200903300240

Skagit County Auditor

3/30/2009 Page 1 of 3 3:51PM

EASEMENT

GRANTOR: **WAL-MART STORES, INC.**
GRANTEE: **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion NW¼ & NE¼ 18-34-4**
ASSESSOR'S PROPERTY TAX PARCEL: **P26410/340418-0-062-0001; P26272/340418-2-001-0001
P26143/340418-0-063-0000**

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

m4319

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **WAL-MART STORES, INC., a Delaware 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:

Easement Area 1: The Northerly 25 feet of the above described Property.

Easement Area 2: 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 This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.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 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:

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;

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

OH Electric
NE 18-34-4
RW-071774/105055569
#2596-02

No monetary consideration paid

EXHIBIT "A"

That portion of the Northwest Quarter and the Northeast Quarter of the Section 18, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter of the Section 18, Township 34 North, Range 4 East W.M., in the City of Mount Vernon, Skagit County, Washington;

Thence South 01°08'02" West along the Westerly line of said Northwest Quarter of the Northeast Quarter 20.00 feet to the Southerly right-of-way margin of Stewart Road and the **Point of Beginning**;

Thence South 88°15'48" East along said Southerly margin 630.09 feet;

Thence South 01°05'15" West along said Southerly margin 20.00 feet;

Thence South 88°15'48" East along said Southerly margin 50.00 feet to the Westerly right-of-way margin of Freeway Drive;

Thence South 01°05'15" West along said Westerly margin 1,289.37 feet to the Southerly line of said Northeast Quarter of the Northwest Quarter;

Thence North 88°24'49" West along said Southerly line 681.14 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section;

Thence North 88°30'43" West along the Southerly line of the Northeast Quarter of the Northwest Quarter of said Section 330.31 feet to the Westerly line of the East 330 feet of said subdivision;

Thence North 01°08'02" East along said Westerly line 1,311.52 feet to the Southerly right-of-way margin of Stewart Road;

Thence South 88°26'50 East along said Southerly margin 330.01 feet to the **Point of Beginning**.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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