



200912280237

Skagit County Auditor

12/28/2009 Page

1 of

2 2:26PM

**RETURN ADDRESS:**

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

**EASEMENT**

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: Tract 1, Heather Village BLA LU09-026 being a portion of NW 1/4 30-34-4

ASSESSOR'S PROPERTY TAX PARCEL: P29000/340430-0-179-0005

m4396  
ACCOMMODATION RECORDING ONLY

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY, a Washington non-profit 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:

**LOT 1 OF HEATHER VILLAGE B.L.A. LU09-026, RECORDED ON SEPTEMBER 8, 2009  
UNDER AUDITOR'S FILE NUMBER 200909080175; BEING A PORTION OF THE  
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34  
NORTH, RANGE 4 E.W.M.**

**SITUATE IN THE CITY OF MOUNT VERNON, 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 westerly line of the above described Property.**

**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.

UG Electric 11/1998  
RW-074720/105059306  
NW 30-34-4

*No monetary consideration paid*

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 23 day of December, 2009.

GRANTOR:

**HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY**

BY: Dick Reitsma

Name: DICK REITSMAN

Title: MANAGER

Eusebio  
SKAGIT COUNTY CLERK  
REAL ESTATE

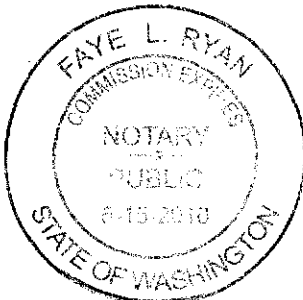
DEC 28 2009

Amount paid \$0  
Skagit Co. Treasurer  
By man Deputy

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS

On this 23<sup>rd</sup> day of December, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dick Reitsma, to me known to be the person who signed as a member of **HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY**, the non-profit 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 **HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **HEATHER VILLAGE A CHRISTIAN RETIREMENT COMMUNITY**.

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



Faye L Ryan  
(Signature of Notary)

Faye L Ryan  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,  
residing at Stanwood  
My Appointment Expires: 5-15-2010

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



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