



201008090100

Skagit County Auditor

8/9/2010 Page 1 of 5 1:25PM

RETURN ADDRESS:

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

EASEMENT

GRANTOR: PORT OF SKAGIT COUNTY
GRANTEE: PUGET SOUND ENERGY, INC. *M9475*
SHORT LEGAL: Portion Government Lot 11 in 8-34-4 GUARDIAN NORTHWEST TITLE CO.
ASSESSOR'S PROPERTY TAX PARCEL: ~~P415647/8012-000-039-0100~~ *P113368/340408-0-019-0100*

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **PORT OF SKAGIT COUNTY**, a Washington public port district formed pursuant to Title 53 RCW ("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:

ACCOMMODATION RECORDING ONLY

SEE EXHIBITS "B1" AND "B2" AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.

1. Purpose. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead Electric. 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;

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. Trees Outside Easement Area. Grantee shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to

UG Electric 11/1998

~~RW-079303/105058555~~~~SE-34-35-3~~*RW062076/105043422*
SW 8-34-4

EXHIBIT "A"

The East 100 feet of the West 1/2 of Government Lot 11, Section 8, Township 34 North, Range 4 East, W.M.

EXCEPT the North 570 feet thereof, and

EXCEPT those portions conveyed to Skagit County by deeds recorded April 4, 1922 and September 27, 1932, under Auditor's File Nos. 155488 and 252960, respectively, and

EXCEPT that portion taken by Diking District No. 12 in Skagit County; Superior Court Cause No. 3113, and

EXCEPT that portion conveyed to Diking District No. 12 by deed recorded December 16, 1935 under Auditor's File No. 274880, and

EXCEPT that portion conveyed to the State of Washington by deed recorded September 10, 1937, under Auditor's File No. 294265.

ALSO, EXCEPT that portion of the West 1/2 of Government Lot 11, Section 8, Township 34 North, Range 4 East, W.M., lying Southerly of the following described line:

Beginning at the Northwest corner of said Government Lot 11 (West 1/4 corner of said Section 8) from which the Southwest corner of said Section 8 bears South 0° 54'05" East;
thence South 88°38'05" East 660.58 feet along the North line of said West 1/2 of Government Lot 11 to the Northeast corner thereof;
thence South 1°13'34" East 1,053.30 feet along the East line of the West 1/2 of said Government Lot 11 to the true point of beginning of said line;
thence South 75°22'12" West 673.02 feet to the West line of said Government Lot 11 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

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EXHIBIT "B1"

**PSE Easement over Port Of Skagit Property
Portion of Government Lot 11, Section 8-34-4, Burlington, Washington.**

A strip of land ten (10) feet in width with five (5) feet on each side of the following described centerline of grantee's facilities as now constructed lying within the above described parcel, said centerline being described as follows:

Beginning at the Northwest corner of the above described parcel;
thence South $01^{\circ}13'34''$ East 22.83 feet along the West line on the above described parcel to said centerline and the TRUE POINT OF BEGINNING of said centerline description;
thence North $78^{\circ}41'18''$ East 55.28 feet to an existing utility pole;
thence South $88^{\circ}08'53''$ East 45.64 feet to the East line of the above described parcel and the terminus of said centerline description.

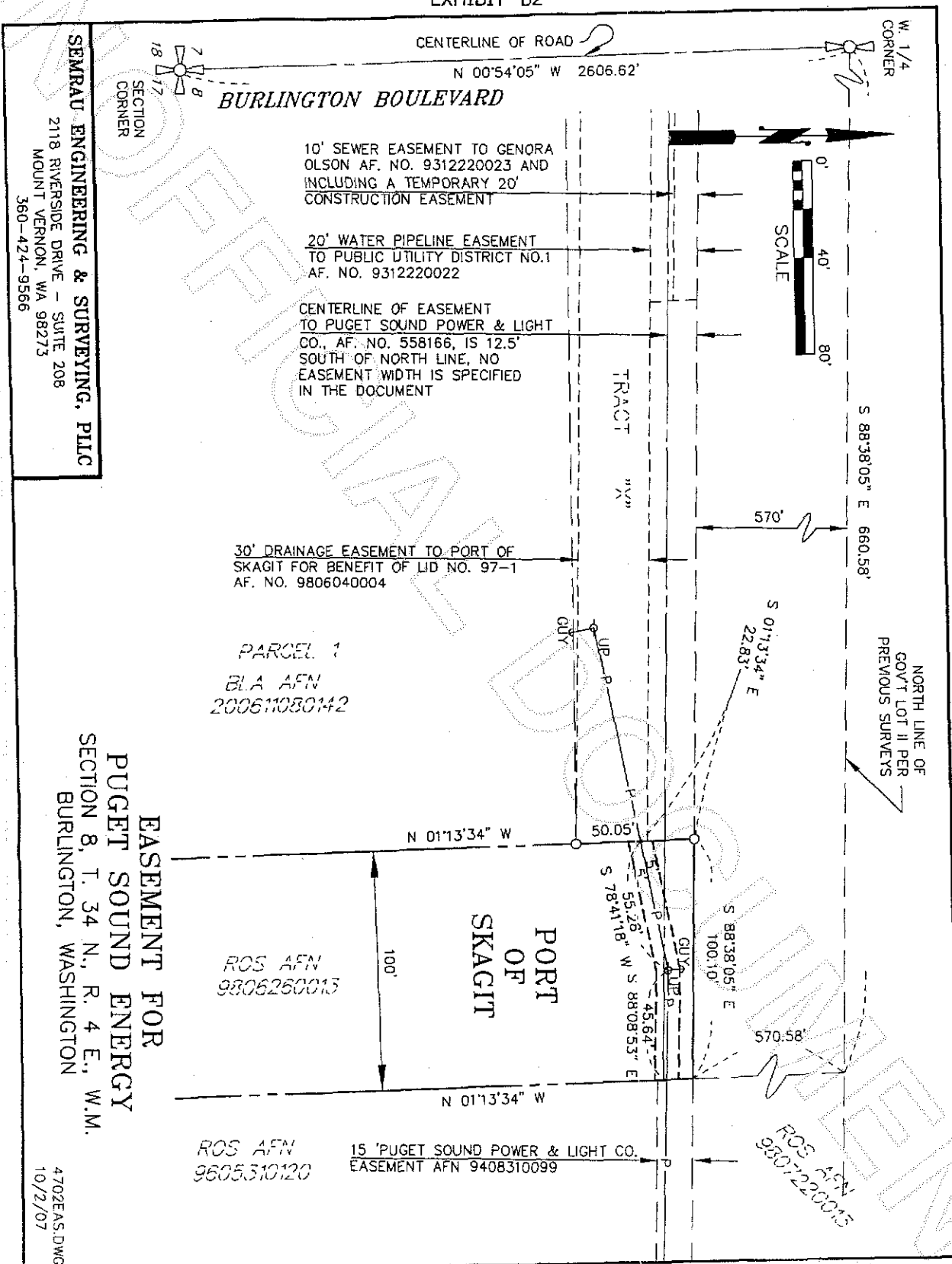
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EXHIBIT "B2"



Situate in the County of Skagit, State of Washington.



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