

RETURN ADDRESS:

Blanchard Edison Water Association Inc.
P.O. Box 38
Bow, WA 98232



201011040048

Skagit County Auditor

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EASEMENT

GRANTOR: **PERRY, THOMAS & RENEE**
GRANTEE: **BLANCHARD EDISON WATER ASSOCIATION INC.**
SHORT LEGAL: **Portion Block 2, PAT SMITH'S ADDITION TO EDISON & Government Lot 2 33-36-3**
ASSESSOR'S PROPERTY TAX PARCEL: **P48526/36-333-0-002-0004; P48528/360333-0-004-0002
P73010/4100-002-0003**

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **THOMAS C. PERRY and RENEE C. PERRY, husband and wife** ("Grantor" herein), hereby conveys and warrants to **BLANCHARD EDISON WATER ASSOCIATION 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:

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 easterly and northerly portions of the above described Property as shown on Exhibit "B" as hereto attached and by reference incorporated herein. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.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 water.

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.

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 17th day of September, 2010.

GRANTOR:

BY: Thomas C. Perry
THOMAS C. PERRY

BY: Renee C. Perry
RENEE C. PERRY

STATE OF WASHINGTON)
COUNTY OF) SS

On this 17th day of September, 2010, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **THOMAS C. PERRY and RENEE C. PERRY**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that they signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Adam Bellinger
(Signature of Notary)

Adam Bellinger
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,

residing at Whatcom

My Appointment Expires: December 17th, 2010



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