



201105230111

Skagit County Auditor

5/23/2011 Page

1 of

2 3:45PM

**RETURN ADDRESS:**

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

**EASEMENT**

GRANTOR: ANACORTES 2, LLC

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: West 1/2 of Lot 2, all of Lots 4, 5 &amp; 6, Block 243, City of Anacortes

ASSESSOR'S PROPERTY TAX PARCEL: P56381/3772-243-006-0000

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

M9566-2

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **ANACORTES 2, LLC**, an Arizona 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:

**THE WEST HALF OF LOT 3 AND ALL OF LOTS 4, 5 AND 6, BLOCK 243, "MAP OF THE CITY OF ANACORTES", AS PER THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE CITY OF ANACORTES, 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:

**That portion of the following described tract lying within the above described Property:**  
**An easement 10 feet in width across Lots 3 through 10 of Block 243, "MAP OF THE CITY OF ANACORTES", as per the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, described centerline:**

**Commencing at the Southwest corner of Lot 10 of said Block 243; thence North 0°34'54" East, 77.34 feet to the TRUE POINT OF BEGINNING; thence South 80°12'48" East, 80.84 feet; thence North 78°24'40" East, 148.60 feet to the terminus of said centerline description being 15 feet South 89°25'33" East and 11.87 feet South 0°33'51" West of the Northwest corner of Lot 3 of said Block 243.**

**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.

UG Electric 11/1998  
RW-078676/X413574743  
NW 24-35-1

*No monetary consideration paid*

*Easement*  
**MAY 23 2011**

Amount Paid \$ —  
Skagit Co. Treasurer  
By *mm* Deputy

**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 11 day of May, 2011.

GRANTOR: ANACORTES 2, LLC

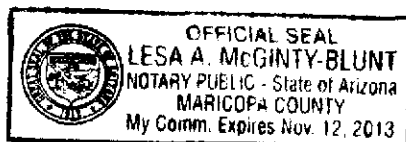
BY: [Signature]

Title: OWNER

STATE OF Arizona,  
COUNTY OF Maricopa ) ss

On this 11 day of May, 2011, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared, to me known to be the person(s) who signed as owner of **ANACORTES 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of **ANACORTES 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **ANACORTES 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



[Signature]  
(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Arizona

residing at \_\_\_\_\_

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



201105230111  
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5/23/2011 Page

2 of

2 3:45PM