



201205290220
Skagit County Auditor

5/29/2012 Page 1 of 4 1:54PM

AFTER RECORDING MAIL TO:

Name PSE

Address 1660 PARK LANE

City/State BURLINGTON WA 98233

ATTN: ROW DEPARTMENT

Document Title(s): (or transactions contained therein)

1. EASEMENT
- 2.
- 3.
- 4.



GUARDIAN NORTHWEST TITLE CO.

Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

ACCOMMODATION RECORDING ONLY

Grantor(s): (Last name first, then first name and initials)

1. LAKE CAMPBELL INVESTMENTS, LLC
- 2.
- 3.
- 4.

M9647

5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. PUGET SOUND ENERGY
- 2.
- 3.
- 4.

5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

PTN GOVT LOT 1 13-34-1

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P19317 340113-2-002-0002

P19328 340113-2-014-0008

NO MONETARY CONSIDERATION PAID

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98233

EASEMENT

GRANTOR: LAKE CAMPBELL INVESTMENTS, LLC
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Portion Government Lot 1 IN 13-34-1
ASSESSOR'S PROPERTY TAX PARCEL: P19317/340113-2-002-0002 & P19328/340113-2-014-0008

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **LAKE CAMPBELL INVESTMENTS, LLC**, a Washington 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, 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 existing overhead electrical alignment.

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;

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 no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. **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

OH Electric Easement 10/2003
RW-081147/101075648
NW 13-34-1

No monetary consideration paid

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



201205290220
Skagit County Auditor

MAY 29 2012

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

EXHIBIT "A"

Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M.

EXCEPT:

a.) Beginning at the Northwest corner of said Lot;
thence East 20 rods along the North line thereof;
thence at right angles South 40 rods;
thence at right angles West 20 rods;
thence at right angles North along the West line thereof, 40 rods to the beginning;

AND EXCEPT:

b.) Beginning at a point 1,600 feet East of the corner to Sections 11, 12, 13, and 14, Township 34 North, Range 1 East, W.M.;
thence east along line fence about 480 feet to the meander corner;
thence Westerly along the meander corner to a point South of the point of beginning;
thence North about 220 feet to the point of beginning;
TOGETHER WITH shorelands of the second class adjoining.

AND ALSO EXCEPT:

c.) A portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 1; thence South 400 feet;
thence East 640 feet to the true point of beginning, being the northwest corner of that parcel deeded to Arthur Iverson and Joyce Iverson, husband and wife, by instrument recorded under Auditor's File Number 699284; thence South along the West Boundary of said Iverson parcel a distance of 200 feet to the Southwest corner of said Iverson parcel; thence East along the South boundary of said Iverson parcel, a distance of 25.24 feet; thence South a distance of 200 feet; thence west parallel to the south line of said Iverson parcel a distance of 150 feet; thence North, parallel to the West line of said Iverson parcel a distance of 400.00 feet; thence East a distance of 124.76 feet to the true point of beginning.

Situate in County of Skagit, State of Washington.



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