



201209170153

Skagit County Auditor

9/17/2012 Page 1 of 3 4:02PM

RETURN ADDRESS:

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

EASEMENT

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: FRYDENLUND, KYLE & BRYNN
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Portion NW¼ 28-33-4
ASSESSOR'S PROPERTY TAX PARCEL: P17407/330428-2-005-0105

ACCOMMODATION RECORDING ONLY

M9672

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **KYLE R. FRYDENLUND and BRYNN C. FRYDENLUND, husband and wife** ("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:

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.

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.

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.

UG Electric 11/1998
RW-082548/105070644
NW 28-33-4

No monetary consideration paid

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement
SEP 17 2012

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

"EXHIBIT A"
LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING NORTH AND EAST OF THE CENTERLINE OF THAT EXISTING CANYON, RUNNING DIAGONALLY NORTHWEST AND SOUTHEAST ACROSS AND SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, LESS THE NORTH 750 FEET OF THE EAST 614.2 FEET THEREOF, AS CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED OCTOBER 13, 1956 IN SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SKAGIT COUNTY IN CAUSE NO. 23734.

TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT NO. 34-86, APPROVED NOVEMBER 19, 1986 RECORDED NOVEMBER 20, 1986 IN BOOK 7 OF SHORT PLATS, PAGE 136, UNDER AUDITOR'S FILE NO. 8611200004 AND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT; THENCE SOUTH 89°04'51" EAST 260.05 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°55'09" EAST 225.50 FEET;
THENCE NORTH 78°10'48" EAST 513.89 FEET;
THENCE NORTH 73°26'51" EAST 62.00 FEET;
THENCE NORTH 65°03'35" EAST 276.30 FEET;
THENCE SOUTH 47°59'51" EAST 396.95 FEET;
THENCE SOUTH 01°27'22" WEST 236.98 FEET;
THENCE NORTH 89°04'51" WEST 1083.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON

File #082548/105070644



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