



201209170154
Skagit County Auditor

9/17/2012 Page 1 of 3 4:03PM

RETURN ADDRESS:

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

EASEMENT

GRANTOR: LAMDAN, ROMAN & RAISA
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lot 3 Double Creek Short Card in NE¼ SW¼ 32-35-5
ASSESSOR'S PROPERTY TAX PARCEL: P130638/350532-3-002-0308

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

119672

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **ROMAN S. LAMDAN and RAISA S. LAMDAN, 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, along, across and through the following described real property ("Property" herein) in Skagit County, Washington:

LOT 3, "DOUBLE CREEK SHORT C.A.R.D. PL09-0401", AS PER PLAT RECORDED MAY 25, 2011 AS AUDITOR'S FILE NUMBER 201105250109; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE 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:

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 as shown on EXHIBIT "A" 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 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

OH Electric Easement 10/2003

No monetary consideration paid

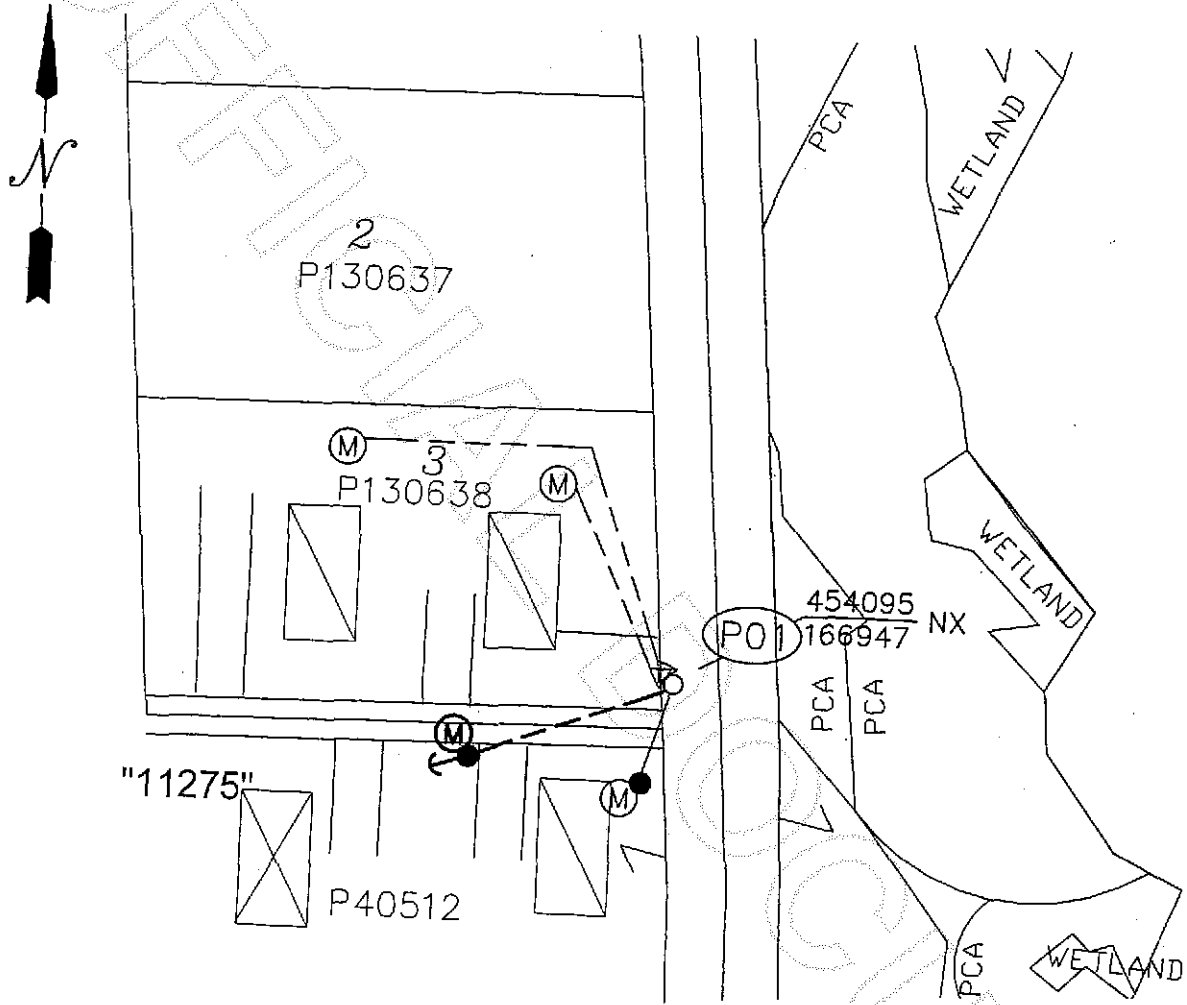
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement

SEP 17 2012

Amount Paid \$ ✓
Skagit Co. Treasurer
By *mdm* Deputy

EXHIBIT "A"



Situate in City of Bellingham, County of Whatcom, State of Washington.



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