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Skagit County Auditor

\$73.00

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RETURN ADDRESS:

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

EASEMENT

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: SHERLOCK, WILLIAM

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: Lot 2 SP PL12-0052 in SW¼ 2-35-4

ACCOMMODATION RECORDING ONLY

ASSESSOR'S PROPERTY TAX PARCEL: P131205/350402-3-005-0102

m4746

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **WILLIAM SHERLOCK** "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:

LOT 2 SHORT PLAT NO. PL12-0052 RECORDED UNDER AUDITOR'S FILE NUMBER 201208240195, BEING A PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. PL-06-0298 RECORDED UNDER AUDITOR'S FILE NUMBER 200702280173, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 E.W.M.

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 adjacent to the east line of the 50 foot ingress, egress and utilities easement as set out in the above described Short Plats.

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.

No monetary consideration paid

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 24th day of JUNE, 2013.

GRANTOR:

BY: *William Sherlock*
WILLIAM SHERLOCK

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

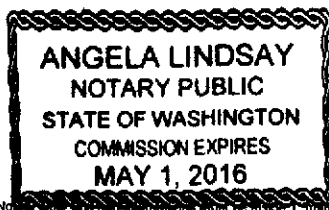
JUL 22 2013

Amount Paid \$
Skagit Co. Treasurer
By 1116 Deputy

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 24 day of JUNE, 2013, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **WILLIAM SHERLOCK**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ 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.



Notary Seal Text and Information must be inside 1" margins

Angela Lindsay
(Signature of Notary)

Angela Lindsay
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Skagit County
My Appointment Expires: May 1 2016



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