

Skagit County Auditor 8/12/2013 Page

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\$73.00 1:09PM

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98223

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20/33208 AUG 12 2013 Amount Paid \$ 27-Skagit Co. Treasurer By Mam Deputy

EASEMENT

REFERENCE #: 101080143

GRANTOR: Shane R. Hamilton and Patricia L. Hamilton

GRANTEE: PUGET SOUND ENERGY, INC.
SHORT (EGA): NW% S7 T35N R5E (part of)

SHORT LEGAL: NW¼, S7, T35N, R5E (part of)
ASSESSOR'S PROPERTY TAX PARCEL: P101601/350507-0-031-0300 (part of)

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, Shane R. Hamilton and Patricia L. Hamilton, 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:

That portion of Northwest Quarter of Section 7, Township 35 North, Range 5 East, W.M., described as follows:

Lot 4, Skagit County Short Plat No. 91-03, approved July 10, 1992 and recorded July 13, 1992 in Volume 10 of Short Plats, Pages 100 and 101, under Auditor's File No. 9207130049.

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:

The West 25 feet of the North 300.51 feet of the above described property coincident with the East margin of SR 9 together with the West 15 feet of the remainder of the above described property coincident with the East margin of SR 9.

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 any

OH Electric Easement 10/2003 101080143 NLM-16 SR 9 Feeder Upgrade Page 1 of 2 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.

- 5. 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.
- 6. 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.
- 7. 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		a as allowing apolitical respective
DATED this day of	July	, 2013.
GRANTOR:		
BY: Shane R. Hamilton		
BY Decent & Hand &) .	
Patricia L. Hamilton		
STATE OF WASHINGTON)		
COUNTY OF SKAGIT) SS		
On this 10th day of July		Notary Public in and for the State
of Washington, duly commissioned and sworn, per to me known to be the individual(s) who execute	sonally appeared Shane R. Ha led the within and foregoing ins	milton and Patricia L. Hamilton, strument, and acknowledged that
he/she/they signed the same as his/her/their free mentioned.	and voluntary act and deed, to	or the uses and purposes therein
GIVEN UNDER my hand and official se	al hereto affixed the day and	year in this certificate first above
written.	1861	X
Manual Ma	(all a)	/
(Signa	eture of Notary)	
,oz.	Charles K. Coad	
(Print	or stamp name of Notary)	
(Signal (Print NOTA at	RY PUBLIC in and for the State Snohomish, WA	e of Washington, residing
My Ap	pointment Expires: 10/	9/15

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

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