



201309040041

Skagit County Auditor \$75.00
9/4/2013 Page 1 of 4 10:36AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133595

SEP 04 2013

Amount Paid \$ 15.75
Skagit Co. Treasurer
By *mm* Deputy

RETURN ADDRESS:

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

EASEMENT

REFERENCE #: 101076063
GRANTOR: Leonhard Steeger
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: SW¼, S18, T33N, R4E (part of)
ASSESSOR'S PROPERTY TAX PARCEL: P16776/330418-3-024-0009

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, Leonhard Steeger, as his separate property ("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" attached hereto and by reference made a part hereof.

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, extended or relocated lying within the above described parcel – generally located as shown on Exhibit "B" 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 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.

Exhibit A

DESCRIPTION:

PARCEL "A":

That portion of the Southwest 1/4 of the Southeast 1/4 and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of said Section, which bears North 89 degrees 08' West a distance of 2,665.70 feet from the Southeast corner of said Section 18;
thence North 50 degrees 20'15" West a distance of 218.87 feet to a point on the North edge of the pavement of the old County Road across Kayton Slough;
thence North 1 degrees 35'45" East a distance of 18.59 feet to the North right-of-way line of the old County road alignment across Kayton Slough, which point is the true point of beginning;
thence continue North 1 degrees 35'45" East a distance of 156.18 feet;
thence South 87 degrees 52'15" East to the center line of Kayton Slough, so known and called;
thence follow the center line of said slough in a Southwesterly direction to a point which is South 1 degrees 35'45" West from the true point of beginning;
thence North 1 degrees 35'45" East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest 1/4 of the Southeast 1/4 and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of said Section, which bears North 89 degrees 08' West a distance of 2,665.70 feet from the Southeast corner of said Section 18;
thence North 50 degrees 20'15" West a distance of 218.87 feet to a point on the North edge of the pavement of the old County road across Kayton Slough;
thence North 1 degrees 35'45" East a distance of 18.59 feet to the North right-of-way line of the old County road alignment across Kayton Slough, which point is the true point of beginning;
thence North 1 degrees 35'45" East a distance of 156.18 feet;
thence North 87 degrees 52'15" West a distance of 222 feet, more or less, to an intersection of right-of-way of County road;
thence follow right-of-way of said County road in a Southeasterly direction to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest 1/4 of the Southeast 1/4 and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of said Section, which point bears North 89 degrees 08' West a distance of 2,665.70 feet from the Southeast corner of Section 18;
thence North 50 degrees 20'15" West a distance of 218.87 feet to a point on the North edge of the pavement of the old County road across Kayton Slough;
thence North 1 degrees 35'45" East a distance of 174.77 feet;
thence North 87 degrees 52'15" West a distance of 222 feet, more or less, to the Easterly line of the County road, said point being the true point of beginning of this description;
thence South 87 degrees 52'15" East to the center of Kayton Slough;
thence follow the center line of Kayton Slough in a Northeasterly Direction to a point 100 feet North (as measured at right angles) from the last above described East and West course of this description;
thence North 87 degrees 52'15" West along a line parallel to and 100 feet distant from said described East and West course, to the Easterly line of the County road;
thence Southeasterly along the County road to the true point of beginning.

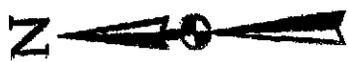
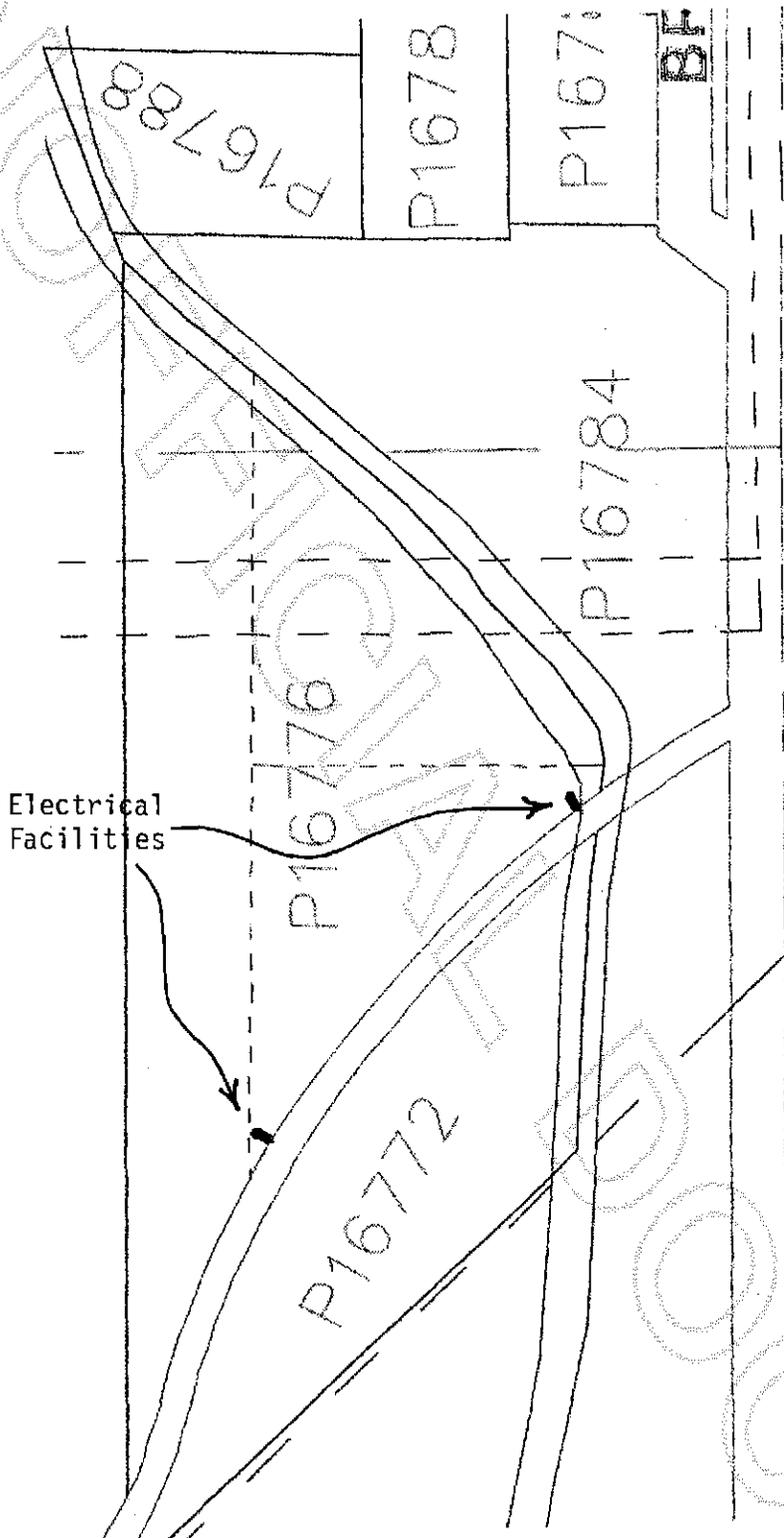
EXCEPT from all of the above, all ditch and road rights-of-way.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"



Scale: 1" = 100'

Puget Sound Energy, Inc.

Township 33 North Range 4 East
Section 18: part of the SW 1/4
Name: Steeger

