



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Skagit County Auditor \$74.00
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RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98233 - 4618

Easement
OCT 28 2013

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

EASEMENT

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

GRANTOR: FRANK H. AND DEBRA DEHN
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: LOT 1 SP NO. PL00-0766 BNG PTN NW SEC 12 and SW SEC 1, TWN 35 N RGE 1 E. W.M.
ASSESSOR'S PROPERTY TAX PARCEL: P31445/350112-2-006-0004

man

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **FRANK H. DEHN AND DEBRA DEHN**, 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:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL00-0766, APPROVED MARCH 20, 2001, RECORDED MARCH 23, 2001 UNDER AUDITOR'S FILE NO. 200103230012, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AFFECTING THE WESTERLY PORTION OF LOT 3, THE EASTERLY PORTION OF LOT 2 AND THE NORTHERLY PORTION OF LOT 2 OF SAID SHORT PLAT NO. PL00-0766, ALL AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. PL00-0766.

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. (This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.)

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:

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.

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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. Grantor will provide access to Grantee through gate or gates that may cross the easement area.

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 14th day of OCTOBER, 2013.

GRANTOR/S:

BY: [Signature]

BY: [Signature]

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this 14th day of October, 2013, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared FRANK H. DEHN, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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.



[Signature]
(Signature of Notary)
LORI ATIYEH
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at Smithson
My Appointment Expires: _____

Notary seal, text and all notations must not be placed within 1" margins

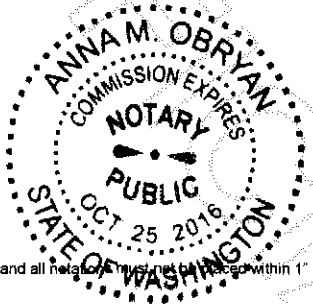
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STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 1st day of October, 2013, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DEBRA DEHN**, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged that she signed the same as her 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.



Anna M Obryan
(Signature of Notary)
Anna M. Obryan
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at 204 Michelle Ln Anacortes, WA
My Appointment Expires: Oct 25, 2016

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

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