



Skagit County Auditor \$74.00  
10/28/2013 Page 1 of 3 1:45PM

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*Easement*  
OCT 28 2013

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

**EASEMENT**

GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING ONLY

GRANTOR: TRIM HOLDINGS LLC  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: Portion NW¼ NE¼ and NE¼ NW¼ of 30-34-4  
ASSESSOR'S PROPERTY TAX PARCEL: P28975/340420-0-154-0004

*M4774*

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **TRIM HOLDINGS LLC, a Washington limited liability Company** ("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:

**SEE EXHIBIT "A" AS HERETO ATTACHED AND BY REFERENCE INCORPORATED HEREIN.**

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 along the existing overhead facilities.**

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; and.

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

OH Electric Easement 10/2003  
RW 86472/105073581  
NW 30-34-4

*No monetary consideration paid*



**EXHIBIT "A"**

**DESCRIPTION:**

THAT PORTION OF THE NORTHWEST ¼ AND OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN FIRST STREET 584.5 FEET SOUTH AND 892.0 FEET WEST FROM THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST 1/4 , SAID POINT BEING ON THE WEST LINE OF THE TRACT CONVEYED TO MARY McKEOWN BY DEED DATED SEPTEMBER 14, 1892 AND RECORDED SEPTEMBER 17, 1892, IN VOLUME 27 OF DEEDS, PAGE 66, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXTENDED SOUTH;

THENCE SOUTH 89°49' WEST 86.9 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN;

THENCE FROM SAID TRUE POINT OF BEGINNING, RUN SOUTH 59°49' WEST 66.7 FEET;

THENCE SOUTH 42° WEST 100.0 FEET;

THENCE NORTH 76°53' WEST 238.6 FEET TO A POINT ON THE DIKE;

THENCE SOUTH 86°07' WEST 140.8 FEET ALONG THE DIKE;

THENCE NORTH 12° WEST 305 FEET, MORE OR LESS, TO THE SKAGIT RIVER;

THENCE NORTHEASTERLY ALONG THE SKAGIT RIVER TO A POINT NORTH 12° WEST OF THE AFORESAID TRUE POINT OF BEGINNING;

THENCE SOUTH 12° EAST 425 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

EXCEPT FROM THE ABOVE DESCRIBED TRACT, ANY PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE DIKE,

ALSO EXCEPT THAT PART OF FIRST AND HAZEL STREETS LYING WITHIN SAID DESCRIBED PREMISES,

AND ALSO EXCEPT ALL RIGHTS OF WAY FOR DIKE AND COUNTY ROAD.

SITUATE IN CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Trim  
RW-086472/105073581



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