



Skagit County Auditor \$73.00
2/12/2014 Page 1 of 2 1:31PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
FEB 12 2014

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

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



EASEMENT

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

GRANTOR (Owner): JOHNSON, RONALD & MARY
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lots 1 & 2, SP PL08-0568 in NE 1/4 35-36-3
ASSESSOR'S PROPERTY TAX PARCEL: P48693/360335-1-005-0007 & P48697/360335-1-008-0004

M4745

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **RONALD A. JOHNSON and MARY LEA JOHNSON, husband and wife** ("Owner" herein), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE" herein), for the purposes described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (the "Property" herein) in Skagit County, Washington:

LOTS 1 AND 2, SHORT PLAT NO. PL08-0568 AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201005100090, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 E.W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein PSE's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

An Easement Area ten (10) feet in width having five (5) feet of such width on each side of a centerline described as follows - the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated lying within the above described property - generally located along an existing driveway.

1. Purpose. PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of gas and electricity. Such systems may include, but are not limited to:

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; 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, PSE may, from time to time, construct such additional facilities as it may require for such systems. PSE shall have the right of access to the Easement Area over and across the Property to enable PSE to exercise its rights granted in this easement.

2. Easement Area Clearing and Maintenance. PSE shall have the right, but not the obligation to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the

RW-086974/105074382 *No monetary consideration paid*
NE 35-36-3

right, but not the obligation, 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. **Restoration.** Following initial installation, repair or extension of its facilities, PSE shall, to the extent reasonably practicable, restore landscaping and surfaces and portions of the Property affected by PSE's work to the condition existing immediately prior to such work. PSE shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of PSE's work.

4. **Owner's Use of Easement Area.** Owner reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Owner shall not excavate within or otherwise change the grade of the Easement Area or construct or maintain any buildings or structures on the Easement Area and Owner shall do no blasting within 300 feet of PSE's facilities without PSE's prior written consent.

5. **Indemnity.** PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of the negligence of PSE or its contractors in the exercise of the rights herein granted to PSE, but nothing herein shall require PSE to indemnify Owner for that portion of any such liability attributable to the negligence of Owner or the negligence of others.

6. **Termination.** The rights herein granted shall continue until such time as PSE terminates such right by written instrument. If terminated any improvements remaining in the Easement Area shall become the property of Owner. No termination shall be deemed to have occurred by PSE's failure to install its systems on the Easement Area.

7. **Successors and Assigns.** PSE 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 be binding upon their respective successors and assigns.

DATED this 27th day of January, 2013. 2014 CH

OWNER:

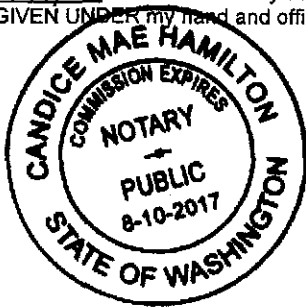
BY: Ronald Johnson
RONALD A. JOHNSON

BY: Mary Lea Johnson
MARY LEA JOHNSON

STATE OF WASHINGTON)
COUNTY OF _____) SS

On this 27th day of January, 2014, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **RONALD A. JOHNSON** and **MARY LEA JOHNSON**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that They signed the same as their 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.



Candice Mae Hamilton
(Signature of Notary)
CANDICE MAE HAMILTON
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Edw Woffley
My Appointment Expires: 08/10/2017

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

