



Skagit County Auditor
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3 1:18PM

\$74.00

RETURN ADDRESS:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2014



PUGET SOUND ENERGY

EASEMENT

Amount Paid \$ ✓
Skagit Co. Treasurer
By *MB* Deputy

GRANTOR (Owner): TJERSLAND, DUSTIN & SARA
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: Portion Lot 3, SP PL-07-0159 in NE¼ 9-33-3
ASSESSOR'S PROPERTY TAX PARCEL: P126519/330309-1-001-0400

GUARDIAN NORTHWEST TITLE CO.

m9807
ACCOMMODATION RECORDING ONLY

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **DUSTIN M. TJERSLAND and SARA A. TJERSLAND, 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:

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

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 the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated lying within the above described property - generally located in the easterly portion of the above described Property.

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:

Overhead facilities. Poles and other support structures with crossarms, braces, guys and anchors; electric 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, 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 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. **Trees Outside Easement Area.** PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's sole judgment, interfere with or create a

RW-088013/105075062

No monetary consideration paid

hazard to PSE's systems. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed, removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 4th day of April, 2014.

OWNER:

BY: DUSTIN M. TJERSLAND

BY: SARA A. TJERSLAND

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

On this 4th day of April, 2014, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DUSTIN M. TJERSLAND** and **SARA A. TJERSLAND**, 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.



(Signature of Notary)

EE BROWN JR.

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at SEASIDE WOODLEY, WA
My Appointment Expires: 4/3/2017

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



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EXHIBIT "A"

Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File Number 200707260070, being a portion of the North Half of the Northeast Quarter of Section 9, Township 33 North, Range 3 E.W.M. EXCEPT the following described Parcels "A" and "B":

Parcel "A"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File Number 200707260070, being a portion of the North Half of the Northeast Quarter of Section 9, Township 33 North, Range 4 E.W.M., lying Northeasterly of Rexville Grange Road, labeled Portion of Lot 3 Zone-AG-NRL on the face of said Short Plat No. PL-07-0159.

Parcel "B"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File Number 200707260070, being a portion of the North Half of the Northeast Quarter of Section 9, Township 33 North, Range 4 E.W.M., lying Southerly of the following described line:

BEGINNING at the Northwest corner of said Lot 3, Skagit County Short Plat No. PL-07-0159; thence South 89°28'05" East along the North line of said Lot 3, also being the Southerly right-of-way margin of Dodge Valley Road, for a distance of 721.50 feet, more or less, to a Northeasterly corner of said Lot 3 at the intersection with the Westerly right-of-way margin of Rexville Grange Road; thence South 27°07'02" East along said Easterly margin of Rexville Grange Road for a distance of 501.89 feet to the TRUE POINT OF BEGINNING of said line; Thence South 74°53'32" West for a distance of 790.07 feet, more or less, to the Easterly right-of-way margin of Best Road as shown on the face of said Short Plat No. PL-07-0159 and being the terminus of said line.

Situate in the County of Skagit, State of Washington.

