

WHEN RECORDED RETURN TO:  
CASCADE NATURAL GAS CORPORATION  
8113 W. GRANDRIDGE BLVD.  
KENNEWICK, WA 99336  
ATTENTION: Engineering / Right of Way



Skagit County Auditor \$76.00  
6/13/2014 Page 1 of 5 12:30PM

**RIGHT OF WAY EASEMENT**

CNG317

City: Mt. Vernon  
County: Skagit  
Project #:177232

The undersigned, **ELIZABETH ROGERS RATHBUN** and **RICHARD RATHBUN**, a married couple (hereinafter referred to as the "Grantor"), for and in consideration of mutual benefit of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant to **CASCADE NATURAL GAS CORPORATION**, a Washington corporation (hereinafter referred to as the "Grantee"), a permanent nonexclusive easement over the following described property of the Grantor:

**PROPERTY DESCRIPTION:**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SEE MAIN TRACT LEGAL DESCRIPTION PER SKAGIT COUNTY ASSESSOR AND QUIT CLAIM DEED NO. 201211260197 HERETO ATTACHED AND LABELED EXHIBIT A.

**EASEMENT DESCRIPTION:**

SEE PROPOSED LEGAL DESCRIPTION FOR PERMANENT ACCESS EASEMENT HERETO ATTACHED AND LABELED EXHIBIT A.

**TAX PARCEL NUMBER: P30307**

The Grantee is granted the right to construct, install, operate, maintain, protect, improve, repair, replace, and abandon in place a natural gas pipeline or pipelines, regulation devices, markers, metering equipment and all other equipment, facilities, and appurtenances used or useful in connection with the foregoing under, over, through, and across the above-described property. The Grantee is further granted an easement for the nonexclusive right of access to and from said property for the purpose of utilizing the rights herein granted.

The term "pipeline" includes gas lines, services, machinery, equipment, and facilities related to the operation or maintenance of said gas lines. The Grantor, on behalf of itself and its agents, invitees and licensees, agrees not to impair or interfere with the full use and enjoyment by the Grantee of the rights herein granted.

Without limiting the generality of the foregoing, the Grantor shall not erect any structure within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

JUN 13 2014

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

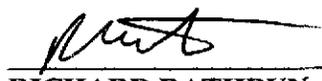
Cascade Natural Gas Corporation  
Right of Way Easement

The Grantee agrees to hold the Grantor harmless from any loss, cost, or damage resulting from the Grantee's negligence in connection with the operation or maintenance of any pipelines installed under or over the easement premises and the Grantor agrees to hold the Grantee harmless from any loss, cost, or damage caused by the Grantor, its agents, invitees, or licensees or from any breach of this easement.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 12<sup>th</sup> day of JUNE, 2014

  
ELIZABETH ROGERS RATHBUN

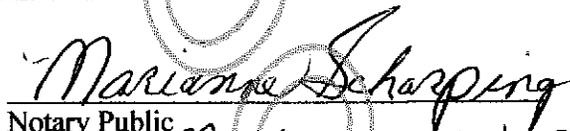
  
RICHARD RATHBUN

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

I certify that I know or have satisfactory evidence that **ELIZABETH ROGERS RATHBUN** and **RICHARD RATHBUN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6-12-2014



  
Notary Public  
Print Name MARIANNE SCHARPING  
Notary Public in and for the State of WA  
My commission expires 8-29-16



**EXHIBIT A: CASCADE NATURAL GAS ACCESS EASEMENT**

**PROPOSED LEGAL DESCRIPTION FOR PERMANENT ACCESS EASEMENT:**

THAT PORTION OF THE HEREIN DESCRIBED "MAIN TRACT", SAID PORTION ALSO BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18, THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, SOUTH 88°16'47" EAST, A DISTANCE OF 434.36 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°43'13" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF BEAVER LAKE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 21.50 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 60°23'05" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°26'14", A DISTANCE OF 13.67 FEET; THENCE NORTH 06°49'18" EAST, A DISTANCE OF 39.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 36.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116°54'51", A DISTANCE OF 74.48 FEET; THENCE SOUTH 69°54'27" WEST, A DISTANCE OF 7.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 71.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'16", A DISTANCE OF 18.70 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 13.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°26'24", A DISTANCE OF 8.59 FEET; THENCE NORTH 88°38'25" WEST, A DISTANCE OF 3.13 FEET, MORE OR LESS, TO THE EAST LINE OF THAT PARCEL CONVEYED TO CASCADE NATURAL GAS PER QUIT CLAIM DEED, RECORDING NUMBER 20140129003, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG SAID EAST LINE, SOUTH 01°32'41" WEST, A DISTANCE OF 23.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 88°38'23" EAST, A DISTANCE OF 3.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 36.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°26'24", A DISTANCE OF 23.21 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 48.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°59'16", A DISTANCE OF 12.69 FEET; THENCE NORTH 69°54'27" EAST, A DISTANCE OF 7.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 13.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°54'51", A DISTANCE OF 27.55 FEET; THENCE SOUTH 06°49'18" WEST, A DISTANCE OF 45.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 21.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°31'13", A DISTANCE OF 9.58 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BEAVER LAKE ROAD; THENCE ALONG SAID NORTH LINE, SOUTH 88°16'47" EAST, A DISTANCE OF 29.42 FEET TO THE TRUE POINT OF BEGINNING.

SAID PORTION CONTAINING APPROXIMATELY 3,394.66 SQ. FT.



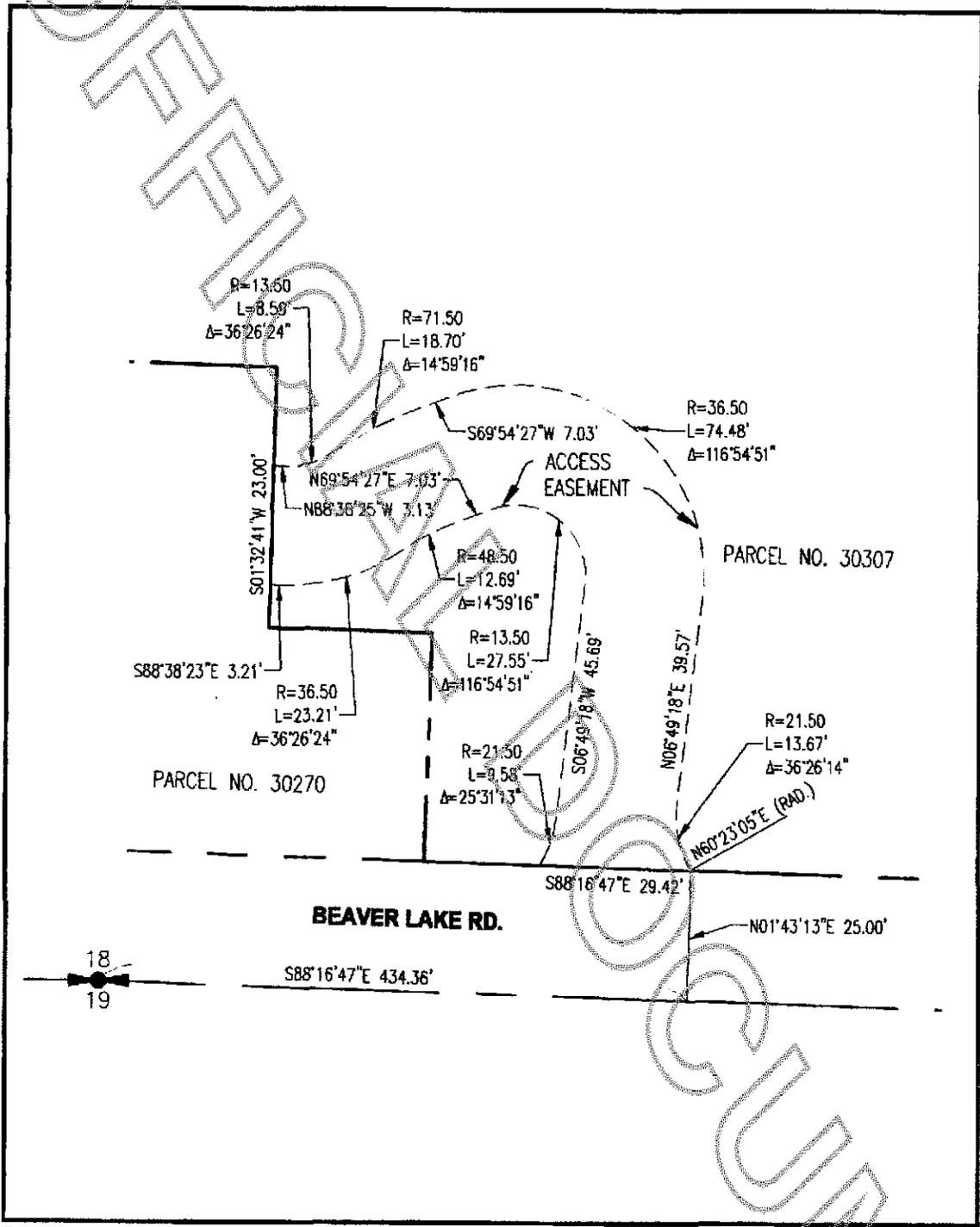
**MAIN TRACT LEGAL DESCRIPTION PER SKAGIT COUNTY ASSESSOR AND QUIT CLAIM DEED NO. 201211260197 (PARCEL NO. 30307):**

OPEN SPACE #188 #798990 1975: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE EAST ALONG THE NORTH LINE THEREOF, 646 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF AN EXISTING DITCH; THENCE SOUTH TO NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID COUNTY ROAD TO THE EAST LINE OF A TRACT CONVEYED TO THE PACIFIC NORTHWEST PIPELINE CORPORATION BY DEED RECORDED JUNE 1, 1956 UNDER AUDITOR'S FILE NO. 536891; THENCE NORTH ALONG THE EAST LINE OF SAID PACIFIC NORTHWEST PIPELINE CORPORATION TRACT TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID PACIFIC NORTHWEST PIPELINE CORPORATION TRACT AND SAID LINE EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; EXCEPT THE WEST 216.5 FOOT THEREOF, AND EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SAID SECTION 18; THENCE SOUTH 2 DEGREES 04' EAST, 654.3 FEET TO A STAKE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°04' EAST, 1308.6 FEET TO A STAKE; THENCE EAST 646.3 FEET TO A STAKE; THENCE NORTH 1314.2 FEET TO A STATE; THENCE WEST 647.5 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPT COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH LINE THEREOF; AND ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT OF WAY FOR DRAINAGE DISTRICT NO. 21 ACROSS THE NORTHEAST CORNER THEREOF. LESS THAT PORTION OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY CASCADE NATURAL GAS CORPORATION, AS DESCRIBED BY A QUIT CLAIM DEED FILED UNDER RECORDING NUMBER 201210260125; THENCE N 1°32'42" E PARALLEL WITH THE EAST LINE OF SAID CASCADE PARCEL A DISTANCE OF 50.00 FEET; THENCE S 88°16'46" E PARALLEL WITH THE NORTH LINE OF SAID CASCADE PARCEL A DISTANCE OF 67.50 FEET; THENCE S 01°32'42" W PARALLEL WITH THE EAST LINE OF SAID CASCADE PARCEL A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY NORTHWEST PIPEUNE GP; THENCE N 88°16'46" W ALONG THE NORTH LINE OF SAID NORTHWEST PIPELINE PARCEL A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING. SURVEY AF#201301080021

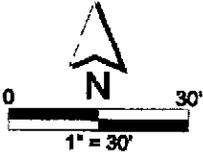


201406130063

UNOFFICIAL



Parametrix DATE: May 18, 2014 FILE: 5232409000-LEGAL



**SECT. 18, T.34N, R.5E, W.M.**  
**ACCESS EASEMENT**  
**EXHIBIT MAP**  
**CASCADE NATURAL GAS**

