



Skagit County Auditor 8/4/2014 Page 1 of 3 1:24PM \$74.00

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*Assessment*  
AUG 04 2014

PUGET SOUND ENERGY

Amount Paid \$~~8~~  
Skagit Co. Treasurer  
By *man* Deputy

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

EASEMENT

*m9823*

GRANTOR (Owner): ALVAREZ, GEORGE  
GRANTEE (PSE): PUGET SOUND ENERGY, INC.  
SHORT LEGAL: Portion Government Lot 8, 21-35-6  
ASSESSOR'S PROPERTY TAX PARCEL: P41764/350621-4-016-0000

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **GEORGE ALVAREZ, who acquired title as an unmarried person** ("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 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.**

**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 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

*No monetary consideration paid*

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 21 day of July, 2014.

OWNER:

BY: [Signature]  
**GEORGE ALVAREZ**

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

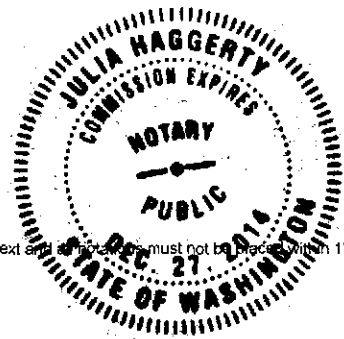
On this 21 day of July, 2014, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **GEORGE ALVAREZ**, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and 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.

[Signature]  
(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,  
residing at SHORELINE, WA  
My Appointment Expires: 12/27/14



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



**"EXHIBIT A"**

**PARCEL "A"**

THAT PORTION OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., LYING SOUTHERLY OF THE SOUTH SKAGIT HIGHWAY, AS IT NOW EXISTS.

EXCEPT ANY PORTION, THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 6, 1962, UNDER AUDITOR'S FILE NO. 618750, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8;  
THENCE NORTH 00°47'32" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 299.10 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 12°06'44" WEST, A DISTANCE OF 221.21 FEET TO THE SOUTH LINE OF THE SOUTH SKAGIT HIGHWAY;  
THENCE NORTH 83°04'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 49.85 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 8;  
THENCE SOUTH 00°47'33" WEST ALONG SAID EAST LINE, A DISTANCE OF 222.31 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**PARCEL "B"**

THAT PORTION OF LOT 1, SHORT PLAT NO. 161-79, APPROVED MARCH 28, 1980, RECORDED MARCH 28, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 57, UNDER AUDITOR'S FILE NO. 8003280008, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF GOVERNMENT LOT 9, SECTION 21, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE NORTH 00°47'32" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 299.10 FEET;  
THENCE SOUTH 51°39'15" EAST, A DISTANCE OF 46.33 FEET;  
THENCE SOUTH 08°30'53" WEST, A DISTANCE OF 273.34 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

FILE: RW-089093- G.ALVAREZ  
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Skagit County Auditor

\$74.00

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