



Skagit County Auditor 8/18/2014 Page 1 of 2 \$73.00 1:26PM

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

AUG 18 2014

Amount Paid \$ Skagit Co. Treasurer By Deputy



EASEMENT

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

m 9824

GRANTOR (Owner): HOFFMAN, KYLE & EMILY
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: Portion SW 1/4 NW 1/4 12-35-4
ASSESSOR'S PROPERTY TAX PARCEL: P35283/350412-2-007-0000

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, KYLE J. HOFFMAN and EMILY R. HOFFMAN, 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:

The North Half of the North Half of the Southwest Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 4 E.W.M. EXCEPT roads.

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 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 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.

No monetary consideration paid

