



Skagit County Auditor
12/15/2014 Page

1 of 2 3:41PM \$73.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement
DEC 15 2014

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

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: R/W Department
1660 Park Lane
Burlington, WA 98233

EASEMENT GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

GRANTOR: ASH VENTURES, L.L.C.
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lot 22 AEMMER ADDITION TO MOUNT VERNON
ASSESSOR'S PROPERTY TAX PARCEL: 3853-000-022-0006/P61674

MA844

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **ASH VENTURES, L.L.C.**, a Washington limited liability company ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along, across, and through the following described real property ("Property" herein) in Skagit County, Washington:

LOT 22, "AEMMER ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON TOGETHER WITH THAT PORTION OF EIGHTEENTH STREET AS VACATED BY ORDINANCE 3543 RECORDED UNDER AUDITOR'S FILE NUMBER 201208080001 WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.

1. **Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for 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; fiber optic cable and other lines, cables and facilities for communications; 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, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. **Easement Area Clearing and Maintenance.** Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other

No monetary consideration paid

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