



Skagit County Auditor \$74.00
3/30/2015 Page 1 of 3 2:16PM

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

EASEMENT

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: PORT OF SKAGIT COUNTY
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: Lot 25 Amended Skagit Regional Airport BSP Phase 1
ASSESSOR'S PROPERTY TAX PARCEL: P115585/8012-000-025-0000

ACCOMMODATION RECORDING ONLY

m4860

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **PORT OF SKAGIT COUNTY**, a Washington public port district formed pursuant to Title 53 RCW ("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 25, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1," AS PER PLAT RECORDED ON MARCH 4, 2003, UNDER AUDITOR'S FILE NUMBER 200303040030, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE 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. Said centerline commencing at the terminus of that certain easement recorded under Auditor's File Number 9306040104; thence generally extending east and north as shown on Exhibit "A" attached hereto and by reference incorporated herein. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

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.

RW-090964/105077018
SW 34-35-3

No monetary consideration paid

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Easement
MAR 30 2015

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

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 vegetation in the Easement Area.

3. **Grantor's Use of Easement Area.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

4. **Indemnity.** Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

5. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

6. **Successors and Assigns.** Grantee 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 inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 9th day of March, 2015.

GRANTOR:
PORT OF SKAGIT COUNTY

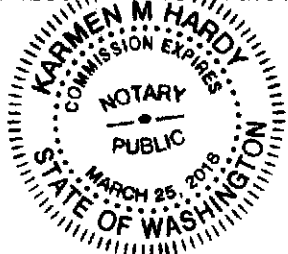
BY: [Signature]
Name: Patricia H. Botsford-Martin
Title: Executive Director

BY: _____
Name: _____
Title: _____

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

On this 9th day of March, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Patricia H. Botsford-Martin and Executive Director, to me known to be the Executive Director respectively of the PORT OF SKAGIT COUNTY, a Washington public port district formed pursuant to Title 53 RCW, the entity that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument. she was

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



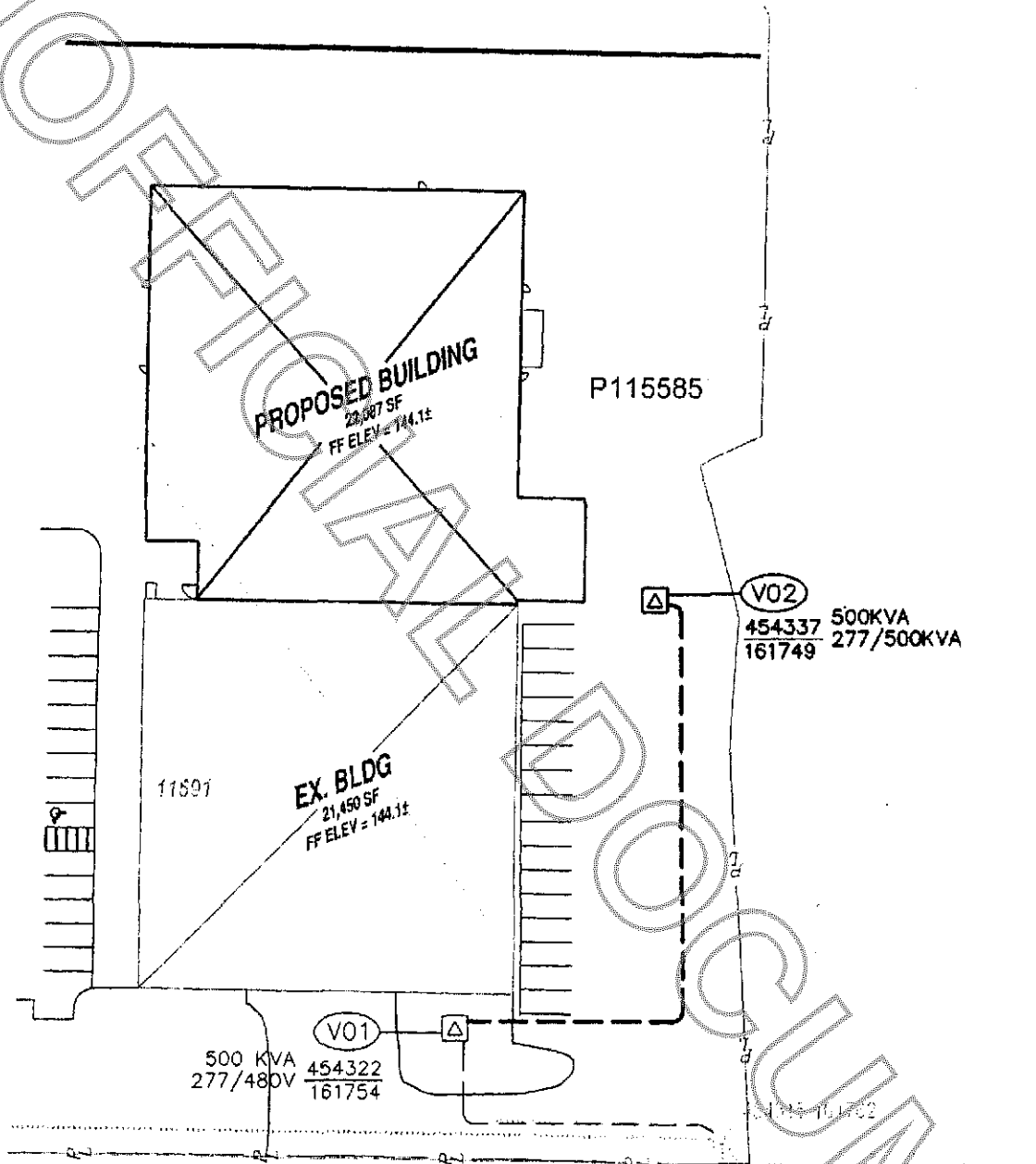
Karmen M. Hardy
(Signature of Notary)

Karmen M. Hardy
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Anacortes

My Appointment Expires: 3/25/18

EXHIBIT "A"



Westar Lane

Situate in County of Skagit, State of Washington.