

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
MAY 20 2015

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



Skagit County Auditor

5/20/2015 Page

1 of

3 1:40PM

\$74.00

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

EASEMENT

m9870

GRANTOR (Owner): **MOODY, THOMAS**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion SW¼ NW¼ in 11-35-6**
ASSESSOR'S PROPERTY TAX PARCEL: **P41031/350611-2-004-0002**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **THOMAS MOODY** ("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:

That portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 6 E.W.M., lying South of the right of way conveyed to Lyman Timber Company, a corporation, by deed recorded on November 3, 1915, in Volume 99 of Deeds, page 357, records of Skagit County, Washington;
EXCEPT that portion thereof lying within the following described tract:

Beginning at the quarter corner common to Sections Ten (10) and Eleven (11), Township 35 North, Range 6 E.W.M.; thence proceed North 0°28' East 1319.1 feet to the 1/16 corner common to said Section 10 and 11; thence proceed North 89°28' East 711.7 feet along North line of the Southwest Quarter of the Northwest Quarter of said Section 11 to a point 600 feet West of the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence proceed South 525 feet; thence proceed West 100 feet; thence proceed diagonally Southwest for coordinated distances of 100 feet West and 75 feet South; thence proceed South 50 feet; thence proceed West 400 feet; thence proceed South 250 feet; thence proceed East 200 feet; thence proceed South 100 feet; thence proceed East 100 feet; thence proceed South 100 feet; thence proceed diagonally Southwest for coordinated distances of 210 feet West and 219.1 feet South to the South line of said Southwest Quarter; thence proceed West along said South line to the Point of Beginning.

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 in the northerly

No monetary consideration paid

UNRECORDED
portion of the above described Property and extending from the existing overhead structures.

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:

a. Overhead facilities. Poles and other support structures with crossarms, braces, guys and anchors; electric distribution lines; transformers, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

b. 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.

3. Trees Outside Easement Area. PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's sole judgment, interfere with or create a hazard to PSE's systems. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed, removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 11 day of MARCH, 2015.

OWNER:

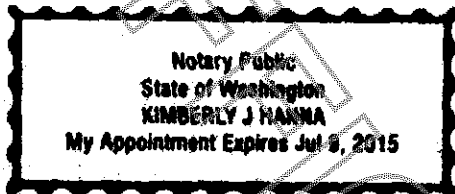
BY:

Thomas Moody
THOMAS MOODY

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 11 day of March, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Thomas Moody** to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that they signed the same as their 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.



Kimberly J. Hanna
(Signature of Notary)

Kimberly J. Hanna
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Seaholm
My Appointment Expires: 7/9/15

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