



Skagit County Auditor \$74.00  
7/15/2015 Page 1 of 3 2:11PM

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: Real Estate Dept. / JAS  
P.O. Box 97034, PSE-10S  
Bellevue, WA 98009-9734

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*Easement*  
JUL 15 2015



Amount Paid \$~~74~~  
Skagit Co. Treasurer  
By *man* Deputy

**EASEMENT AGREEMENT**

GRANTOR: Puget Sound Energy, Inc.  
GRANTEE: Derek W. Pardon  
SHORT LEGAL: Portion of 30-35-04E  
ASSESSOR'S PROPERTY TAX PARCEL: P38103 / 350430-0-018-0009

*M9882*

EASEMENT AGREEMENT GUARDIAN NORTHWEST TITLE CO

This EASEMENT AGREEMENT ("Agreement") is made this 28<sup>th</sup> day of May, 2015, by and between Puget Sound Energy, Inc., a Washington corporation ("PSE"), and Derek W. Pardon, an unmarried person ("Grantee").

**RECITALS**

**ACCOMMODATION RECORDING ONLY**

A. PSE owns certain real property in the County of Skagit, State of Washington, which real property is legally described as follows (the "PSE Parcel"):

THAT PORTION OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING A STRIP OF LAND 100 FEET WIDE, LYING SOUTH OF, PARALLEL TO, AND ADJOINING THE SOUTH MARGIN OF CHUCKANUT DRIVE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

B. Grantee owns certain real property adjacent to the PSE Parcel, which real property is legally described as follows (the "Grantee Parcel"):

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 1° 02' WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 483.50 FEET TO THE SOUTH LINE OF THE PUGET SOUND POWER & LIGHT COMPANY'S RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 1° 02' WEST A DISTANCE OF 315 FEET;  
THENCE NORTH 88° 41' EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 130 FEET;  
THENCE NORTH 47° 12' EAST A DISTANCE OF 120.76 FEET TO THE SOUTH LINE OF THE ABOVE MENTIONED PUGET SOUND POWER & LIGHT COMPANY'S RIGHT-OF-WAY;  
THENCE NORTH 42° 48' WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 313.34 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

C. Grantee desires a perpetual easement on, over, under and across a portion of the PSE Parcel and PSE is willing to grant and convey such an easement to Grantee, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

1. Grant of Easement. PSE hereby grants and conveys to Grantee a non-exclusive perpetual easement on, over, under and across that portion of the PSE Parcel described as follows (the "Easement Area"):

A STRIP OF LAND 20 FEET IN WIDTH AS APPROXIMATELY SHOWN ON THE ATTACHED EXHIBIT "A".

2. Grantee's Use of the Easement Area. Grantee may use the Easement Area to construct, operate, maintain, repair, replace, improve, and remove an access road to provide ingress, egress, and utilities to all or any portion of the Grantee Parcel.

3. PSE's Use of the Easement Area. PSE reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted.

4. Cost of Maintenance. PSE shall not be responsible for costs relating to the maintenance of the Easement Area. Said costs shall be the responsibility of the Grantee.

5. Successors and Assigns. This Agreement shall be recorded in the records of the Skagit County Auditor and shall remain a perpetual easement that runs with the land and is binding on the PSE Parcel and the Grantee Parcel and the successors and assigns of the parties hereto.

152003540

*No monetary consideration paid*

6. Entire Agreement. This Agreement represents the entire understanding between the parties hereto and may not be amended or revised except in writing signed by both parties.

IN WITNESS THEREOF, the parties have executed this Agreement as of the date set forth above.

PSE: Puget Sound Energy, Inc.

By: Brett Bolton  
Brett Bolton, Manager Real Estate

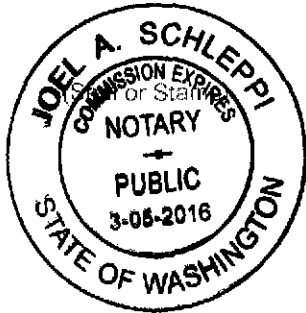
Grantee: Derek W. Pardon

By: [Signature]  
Derek W. Pardon

State of Washington  
County of King

On this 2nd day of June, 2015, before me, the undersigned, personally appeared Brett Bolton, to me known to be the Manager Real Estate of Puget Sound Energy, Inc., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year above written.

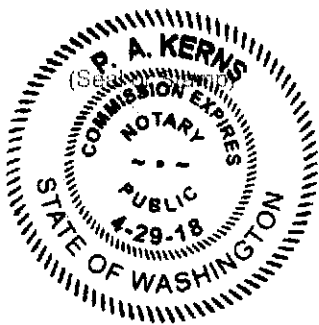


[Signature]  
Print Name Joel Schlepfi  
Notary Public in and for the State of  
Washington, residing at Bothell, WA  
My commission expires 3/5/16

State of Washington  
County of Whatcom

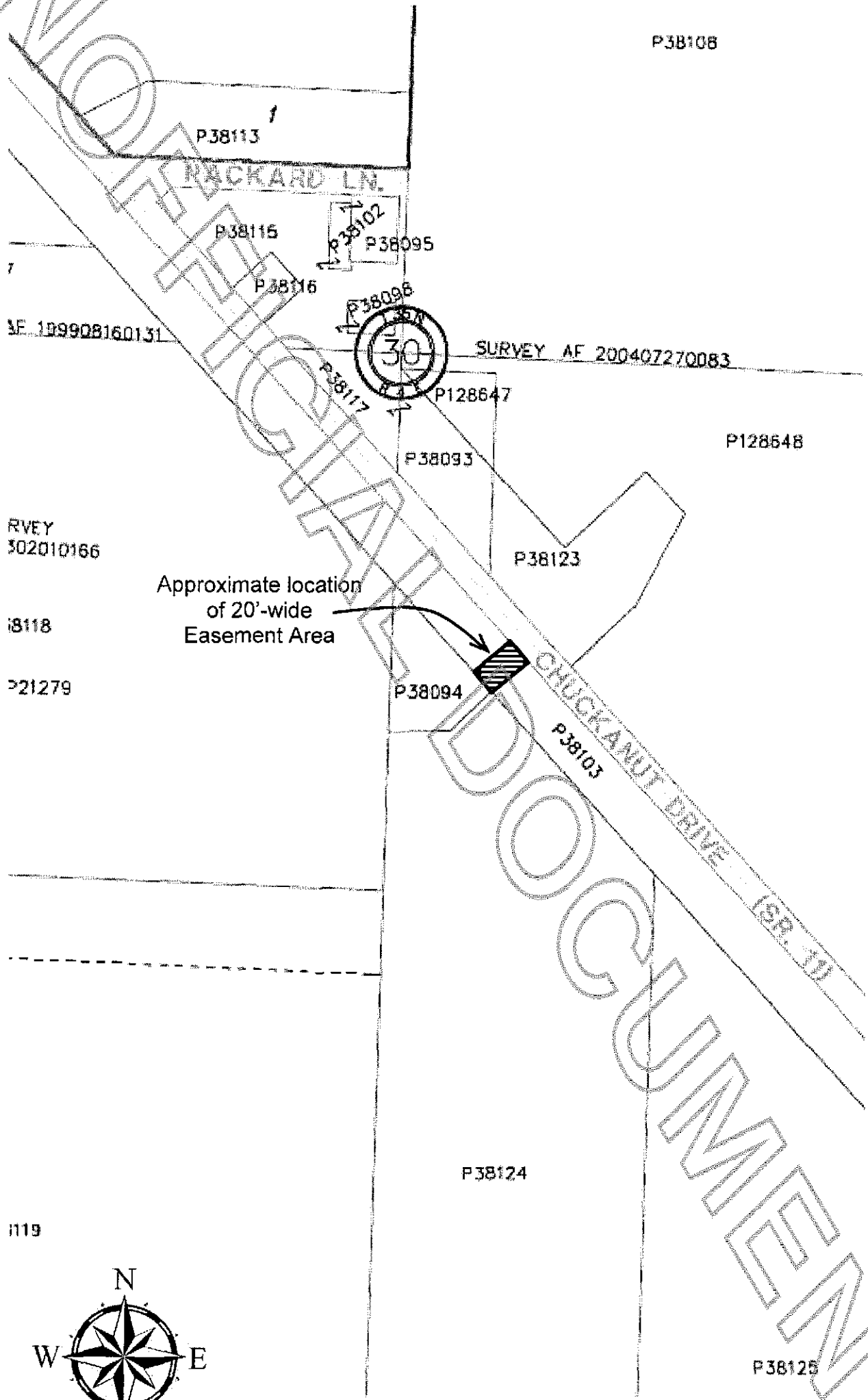
On this 28 day of May, 2015, before me, the undersigned, personally appeared Derek W. Pardon, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal hereto affixed the day and year in this certificate first above written.



[Signature]  
Print Name PA Kerns  
Notary Public in and for the State of  
Washington, residing at Bellingham  
My commission expires 4-29-18

# Exhibit "A"



SE 189908160131

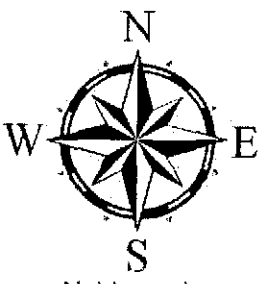
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Not to scale