



201512070093

Skagit County Auditor

\$76.00

12/7/2015 Page

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4

1:35PM

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: Darby Broyles  
1660 Park Lane  
Burlington, WA 98233

**ORIGINAL****PUGET SOUND ENERGY****GUARDIAN NORTHWEST TITLE CO.****EASEMENT**

M4460

**ACCOMMODATION RECORDING ONLY****REFERENCE #:****GRANTOR (Owner):**

**THOMAS L. ALLEN, PAMELA J. ALLEN, FRANK J. JERETZKY, AND SHARON E. JERETZKY**

**GRANTEE (PSE):****PUGET SOUND ENERGY, INC.****SHORT LEGAL:****Portion Lots 1 thru 8 & Lots 11 thru 17, Blk 201, Map of the City of Anacortes****ASSESSOR'S PROPERTY TAX PARCEL: P56212 / 3772-201-017-0005**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THOMAS L. ALLEN AND PAMELA J. ALLEN, HUSBAND AND WIFE, AND FRANK J. JERETZKY, AND SHARON JERETZKY, 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

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:

**THAT PORTION OF PROPERTY WITHIN THE ABOVE DESCRIBED PARCEL BEING A STRIP OF LAND 10 FEET WIDE LYING PARALLEL WITH AND COINCIDENT TO THE NORTHERLY MARGIN OF 10TH STREET.**

**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:

**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, 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.

**NO COMPENSATION PAID**

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**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*Easement*  
**DEC 07 2015**

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

**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. 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, unless said work was done at the request of Owner, in which case Owner shall be responsible for such restoration. All restoration which is the responsibility of PSE shall be performed as soon as reasonably possible after the completion of PSE's work and shall be coordinated with Owner so as to cause the minimum amount of disruption to Owner's use of the Property.

**4. 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.

**5. 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.

**6. 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.

**7. 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 12<sup>th</sup> day of November, 2015.

OWNER:

By: THOMAS L. ALLEN

By: PAMELA J. ALLEN

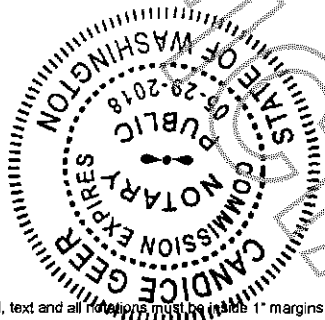
By: FRANK J. JERETZKY

By: SHARON E. JERETZKY

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 12<sup>th</sup> day of November, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **THOMAS L. ALLEN** and **PAMELA J. ALLEN**, HUSBAND AND WIFE 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.



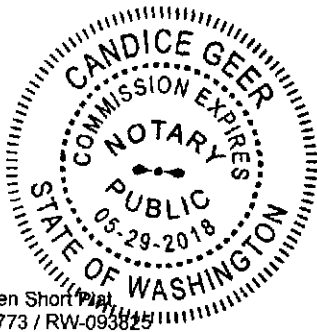
Notary seal, text and all notations must be inside 1" margins

Candice Geer  
(Signature of Notary)  
Candice Geer  
(Print or stamp name of Notary)  
**NOTARY PUBLIC** in and for the State of Washington, residing  
at Anacortes  
My Appointment Expires: 05/29/18

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 12<sup>th</sup> day of November, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **FRANK J. JERETZKY** and **SHARON E. JERETZKY**, HUSBAND AND WIFE 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.



Tom Allen Short 7/11/15  
105078773 / RW-093825  
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Candice Geer  
(Signature of Notary)  
Candice Geer  
(Print or stamp name of Notary)  
**NOTARY PUBLIC** in and for the State of Washington, residing  
at Anacortes  
My Appointment Expires: 05/29/18

**EXHIBIT A**

LOTS 1 TO 8, INCLUSIVE, THE EAST 24 FEET OF LOT 11 AND LOTS 12 TO 17, INCLUSIVE, BLOCK 201, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION OF LOTS 2 TO 8 INCLUSIVE, IN SAID BLOCK 201, THAT LIES NORTH AND WEST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT 8 OPPOSITE THE NORTHEAST CORNER OF LOT 9 OF SAID BLOCK 201, AS CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY BY DEED DATED OCTOBER 27, 1913, AND RECORDED OCTOBER 30, 1913 IN VOLUME 95 OF DEEDS, PAGE 274, UNDER AUDITOR'S FILE NO. 99079.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS, WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.