

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: Bryan Petri  
P.O. Box 97034 EST-06W  
Bellevue, WA 98009-9734



201512290055  
Skagit County Auditor \$78.00  
12/29/2015 Page 1 of 6 2:43PM



**EASEMENT**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20155254  
DEC 29 2015

REFERENCE #:  
GRANTOR (Owner): **JAMES R. KNOTT and KARMEN J. KNOTT**  
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **PTN NW ¼, NE ¼ SEC 19, TWN 35N, RGE 5E, W.M.**  
ASSESSOR'S PROPERTY TAX PARCEL: **P39544**

Amount Paid \$ 37.<sup>72</sup>  
Skagit Co. Treasurer  
By *Mdm Deputy*

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **JAMES R. KNOTT and KARMEN J. KNOTT, 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**

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:

**SEE EXHIBIT B – ATTACHED HERETO**

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 gas and 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 transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, 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; pipes, pipelines, mains, laterals, conduits, regulators, gauges and rectifiers for gas; 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.

**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 30 day of November, 2015

OWNER:

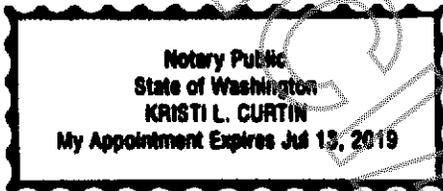
BY: James R. Knott  
JAMES R. KNOTT

BY: Karmen J. Knott  
KARMEN J. KNOTT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

On this 30 day of November, 2015 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JAMES R. KNOTT and KARMEN J. KNOTT**, to me known to be the individuals 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.



Kristi L. Curtin  
(Signature of Notary)

Kristi L. Curtin  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Sedro Woolley  
My Appointment Expires: 07-13-2019

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

## EXHIBIT A - LEGAL DESCRIPTION

SEDRO #4 PARCEL E-81  
SKAGIT COUNTY, WA

PER DEED AFN 199907270095:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE LANDS CONVEYED TO WILLIAM WALTERS BY DEED RECORDED IN VOLUME 160 OF DEEDS, PAGE 500, UNDER AUDITOR'S FILE NO. 274923, RECORDS OF SKAGIT COUNTY, WASHINGTON AND ON THE WEST BOUNDARY OF THE COUNTY ROAD, 1,104.8 FEET SOUTH AND 20 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTY ROAD A DISTANCE OF 70 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 89°57' WEST A DISTANCE OF 311 FEET;  
THENCE SOUTH A DISTANCE OF 70 FEET;  
THENCE SOUTH 89°57' EAST A DISTANCE OF 311 FEET TO THE WEST BOUNDARY OF THE COUNTY ROAD;  
THENCE NORTH ALONG THE WEST BOUNDARY OF ROAD A DISTANCE OF 70 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



HARMSSEN & ASSOCIATES INC.  
603 SOUTH FIRST STREET - MOUNT VERNON, WA 98273  
(360) 338-9180 - (888) 794-7811  
WWW.HARMSSENINC.COM

PREPARED FOR: PUGET SOUND ENERGY	
JOB NO. 15-123	DATE OCT 2015

**EXHIBIT B - EASEMENT DESCRIPTION**

SEDRO #4 PARCEL E-81  
SKAGIT COUNTY, WA

A STRIP OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., BEING THE EAST 10 FEET OF THAT PROPERTY HEREIN DESCRIBED AS EXHIBIT "A" LYING PARALLEL WITH, ADJACENT TO, AND MEASURED AT RIGHT ANGLES FROM THE WESTERLY RIGHT-OF-WAY MARGIN OF FRUITDALE ROAD.

THE SIDE LINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO FIT WITHIN THE CONFINES OF SAID PARCEL DESCRIBED IN EXHIBIT "A".

A SKETCH IS ATTACHED AS EXHIBIT "C" AND BY REFERENCE THERETO IS MADE A PART HEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



HARMSEN & ASSOCIATES INC.  
803 SOUTH FIRST STREET - MOUNT VERNON, WA 98273  
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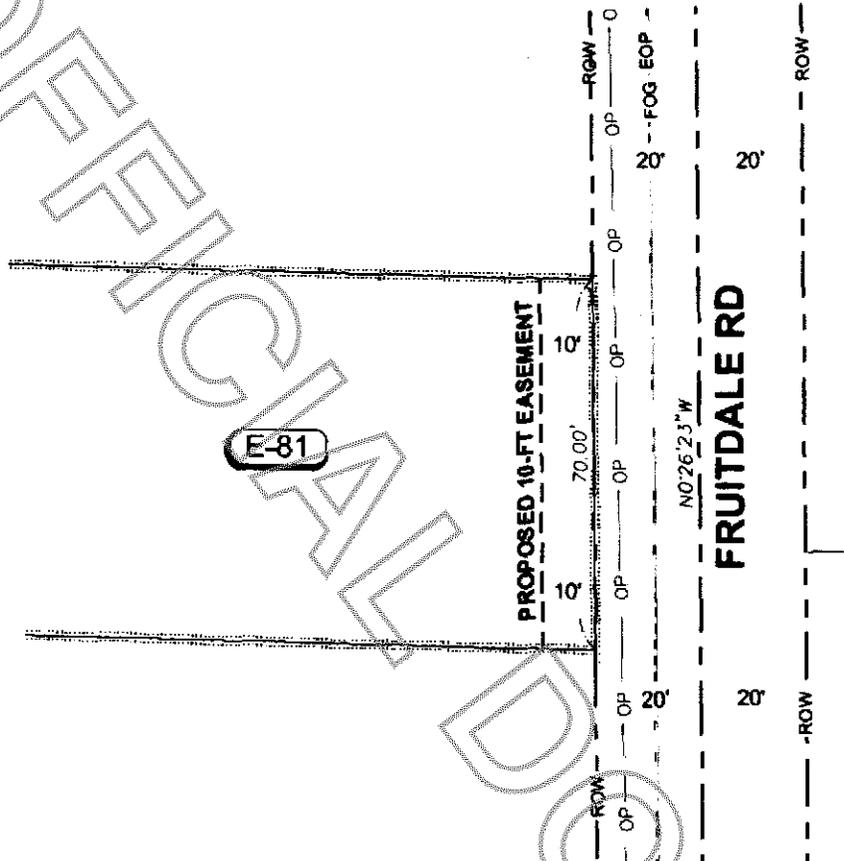
PREPARED FOR:  
PUGET SOUND ENERGY

JOB NO. 15-123

DATE: OCT 2015

# EXHIBIT C - EASEMENT SKETCH

SEDRO #4 PARCEL E-81  
 NE 1/4, SEC 19, T 35N, R 5E, W.M.  
 SKAGIT COUNTY, WA



**E-81**

E-81 PARCEL DATA	
OWNER:	KNOTT
PARCEL ID:	P39544
SITE ADDRESS:	9232 FRUITDALE ROAD
OWNER ADDRESS:	9232 FRUITDALE RD SEDRO-WOOLLEY, WA 98284
EASEMENT AREA:	700 SF



	HARMSEN & ASSOCIATES INC. 803 SOUTH FIRST STREET - MOUNT VERNON, WA 98273 (360) 336-0199 - (888) 794-7811 WWW.HARMSENINC.COM	PREPARED FOR: <b>PUGET SOUND ENERGY</b>
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