

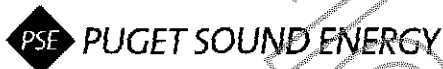
RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: Real Estate/D. Broyles
1660 Park Lane
Burlington, WA 98233



Skagit County Auditor
2/25/2016 Page

\$76.00
1 of 4 3:21PM



EASEMENT

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

MA420

REFERENCE #:

GRANTOR (Owner):

STANISLAW PROPERTIES, L.L.C.

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

LTS 1 - 3, SP 11-34; and PTN SW 1/4 SE18-35N-05E, W.M.

ASSESSOR'S PROPERTY TAX PARCEL: P39412 (350518-4-029-0003)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STANISLAW PROPERTIES, L.L.C.**, a Washington limited liability company ("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: A RIGHT OF WAY TEN (10) FEET IN WIDTH WITH FIVE (5) FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PARCEL.

This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

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

Janicki Industries
WO#105080308/RW-094925
Page 1 of 4

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2016

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 15TH day of FEBRUARY, 2016.

OWNER:

STANISLAW PROPERTIES, L.L.C., a Washington limited liability company

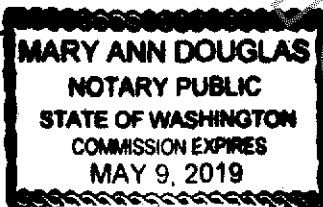
By: 

Robert W. Janicki, Managing Member

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 15TH day of FEBRUARY, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Robert W. Janicki**, to me known to be the person(s) who signed as **Managing Member** of **STANISLAW PROPERTIES, L.L.C.** the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said **STANISLAW PROPERTIES, L.L.C.** for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **STANISLAW PROPERTIES, L.L.C.**

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



Mary Ann Douglas
(Signature of Notary)

MARY ANN DOUGLAS
(Print or stamp name of Notary)

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

My Appointment Expires: MAY 9, 2019

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

EXHIBIT "A"
(PROPERTY LEGAL DESCRIPTION)

PARCELA

TRACTS 1, 2 AND 3, SKAGIT COUNTY SHORT PLAT No. 11-84, APPROVED MAY 23, 1984 AND RECORDED OCTOBER 17, 1984 IN VOLUME 6 OF SHORT PLATS, PAGES 179 AND 180, UNDER AUDITOR'S FILE NO. 8410170004, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

PARCEL B

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY;

EXCEPT THE WEST 30 FEET THEREOF;

ALSO EXCEPT THE NORTH 60 FEET THEREOF;

AND ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF A SEWER LINE AS THE SAME EXISTING ON MAY 1, 1970 AND WAS REFERRED TO IN REAL ESTATE CONTRACT RECORDED MAY 18, 1970, UNDER AUDITOR'S FILE NO. 739080, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND WHICH RUNS IN A WESTERLY DIRECTION FROM A POINT ON THE WEST LINE OF THE COUNTY ROAD ALONG THE EAST LINE OF SAID SUBDIVISION WHICH IS 351 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF STATE HIGHWAY 20;

AND ALSO EXCEPT THE EAST 20 FEET FOR A ROAD CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 57468, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND FURTHER EXCEPTING ANY PORTION LYING WITHIN THE BOUNDARIES OF SHORT PLAT 92-019 RECORDED AUGUST 30, 1995 UNDER AUDITOR'S FILE NO. 9508300056, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.