



201605200053

Skagit County Auditor

\$77.00

5/20/2016 Page

1 of

5 1:54PM

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98233

Document Title

Easement

Reference Number:

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

WILD

Grantor (s)

1. K. Craig Staffanson
2. Lee Benjamin
3. Michael & Lori Ann Hulbert

Grantee (s)

1. Puget Sound Energy

☐ additional names on page __

Abbreviated legal description:

☐ full legal on page 3

PTN: SE 1/4 of Sec 5 TWP 33 N , Rng 03E W. M.

Assessor Parcel/ Tax ID Number

P15469/330305-4-012-0001

P15473/330305-4-016-0007

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: ROW Department (JLA)
PO Box 97034 / EST-06W
Bellevue, WA 98009-9734



EASEMENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2017
MAY 20 2016

REFERENCE #:

GRANTOR (Owner):

K. CRAIG STAFFANSON & LEE BENJAMIN
MICHAEL HULBERT & LORI ANN HULBERT

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

Portion of SE 1/4 SEC. 5, TWP 33 NORTH, RNG 3 EAST W.M.

ASSESSOR'S PROPERTY TAX PARCEL:

330305-4-012-0001 / P15469

330305-4-016-0007 / P15473

Amount Paid \$13.⁹⁰
Skagit Co. Treasurer
By HB Deputy

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, K. CRAIG STAFFANSON & LEE BENJAMIN; MICHAEL HULBERT & LORI ANN HULBERT ("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 strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated. (This easement description may be superseded at a later date with a surveyed description provided at no cost to PSE.)

A DIAGRAM IS ATTACHED HERETO AS EXHIBIT B AS A VISUAL AID ONLY.

1. Purpose. PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove or upgrade one or more guy wires, anchor poles and anchors together with any and all necessary or convenient appurtenances thereto. 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. Owner shall be entitled to compensation for damage to the Property caused by the exercise of such right of access by PSE.

2. 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, that Owner shall not construct or maintain any building or other structure on the Easement Area.

3. 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.

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, 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.

DATED this 18th day of Apr. 7, 2016

OWNER:

BY: K. Craig Staffanson
K. Craig Staffanson

BY: Michael Hulbert
Michael Hulbert

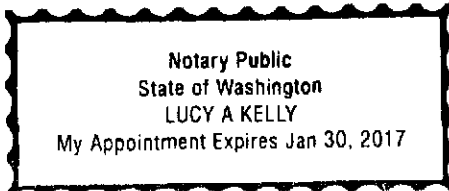
BY: Benjamin Lee
Benjamin Lee

BY: Lori Ann Hulbert
Lori Ann Hulbert

STATE OF WASHINGTON)

COUNTY OF Skagit) SS

On this 18th day of Apr. 7, 2016, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **K. Craig Staffanson and Benjamin Lee**, 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.



Lucy A. Kelly
(Signature of Notary)
Lucy A. Kelly
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington, residing
at La Conner WA

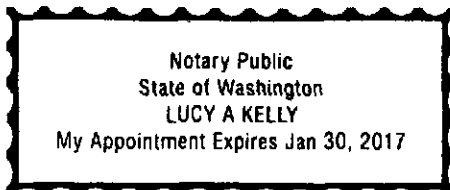
My Appointment Expires: 1-30-2017

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

STATE OF WASHINGTON)

COUNTY OF Skagit) SS

On this 19th day of Apr. 7, 2016, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Michael Hulbert and Lori Ann Hulbert**, 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.



Lucy A. Kelly
(Signature of Notary)
Lucy A. Kelly
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington, residing
at La Conner WA

My Appointment Expires: 1-30-2017

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

EXHIBIT A

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY AND SOUTHWESTERLY OF THE COUNTY ROAD WHICH FOLLOWS THE BASE OF THE HIGHLAND (DODGE VALLEY ROAD); EXCEPT DRAINAGE DITCH RIGHT-OF-WAY, IF ANY, AND EXCEPT ROAD ALONG THE WEST LINE OF SAID SUBDIVISION; ALSO EXCEPT THAT CERTAIN RIGHT-OF-WAY CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 8, 1994 AS AUDITOR'S FILE NO. 9411080074.

EXHIBIT B

