



201608180066

Skagit County Auditor

\$76.00

3/18/2016 Page

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4 3:39PM

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: Real Estate/Right-of-Way
1660 Park Lane
Burlington, WA 98233



PUGET SOUND ENERGY

EASEMENT

**GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY**

m4451

REFERENCE #:

GRANTOR (Owner):

SHEWMAKER, B. KARL AND FRANCES O.

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

PTN NE 1/4 NE 1/4 Sec. 12, T 35 N, R 10 E, W.M.

ASSESSOR'S PROPERTY TAX PARCEL:

P45151 (351012-1-002-0306)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B. KARL SHEWMAKER AND FRANCES O. SHEWMAKER**, 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: 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, GENERALLY LOCATED ALONG THE WESTERN BOUNDARY LINE.

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 monetary consideration paid

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 2 day of AUGUST, 2016.

OWNER:

By: [Signature]
B. KARL SHEWMAKER

By: [Signature]
FRANCES O. SHEWMAKER

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016
AUG 18 2016

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)
) SS
COUNTY OF Snohomish)

On this 2nd day of August, 2016, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared B. KARL SHEWMAKER AND FRANCES O. SHEWMAKER, 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.

Kimberly Leger

(Signature of Notary)

Kimberly Leger

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing
at Snohomish County

My Appointment Expires: 08-01-2017

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

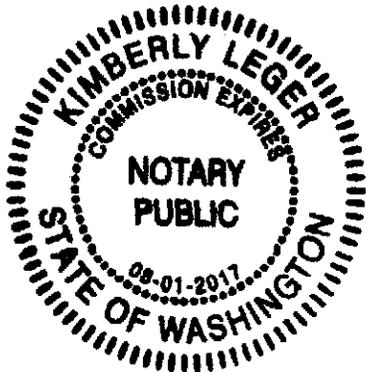


EXHIBIT "A"
(REAL PROPERTY DESCRIPTION)

THAT PORTION OF NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 00°48'06" WEST, 260 FEET ALONG THE EAST LINE OF SAID SECTION TO AN ANGLE POINT IN THAT CERTAIN TRACT DELINEATED IN THAT CERTAIN SURVEY RECORDED AS AUDITOR'S FILE NO. 8407110002, IN VOLUME 5 OF SURVEYS, PAGE 168; THENCE NORTH 86°55'40" WEST ALONG SAID SURVEYED TRACT, 419.17 FEET TO AN ANGLE POINT IN SAID SURVEYED TRACT AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°48'06" EAST ALONG THE SURVEYED TRACT, 260N FEET;
THENCE NORTH 86°55'40" WEST ALONG THE SURVEYED TRACT, 167.64 FEET;
THENCE SOUTH 32°51'26" WEST ALONG SURVEYED TRACT, 250 FEET;
THENCE NORTH 86°55'40" WEST, A DISTANCE OF 350 FEET TO THE EASTERLY LINE OF THE CITY OF SEATTLE RIGHT OF WAY AS CONDEMNED BY SKAGIT COUNTY CAUSE NO. 9510;
THENCE SOUTH 32°51'26" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AN EXISTING ROAD;
THENCE SOUTHEASTERLY ALONG SAID ROAD TO A POINT 30 FEET EAST OF THE EAST LINE OF SAID CITY OF SEATTLE RIGHT OF WAY;
THENCE NORTHEASTERLY PARALLEL TO SAID RIGHT OF WAY TO A POINT NORTH 86°55'40" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 86°55'40" EAST TO THE TRUE POINT OF BEGINNING.**