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Skagit County Auditor

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXRETURN ADDRESS:Puget Sound Energy, Inc.
Attn: Real Estate Dept. / JAS
P.O. Box 97034, PSE-10S
Bellevue, WA 98009-9734

AUG 29 2016

Amount Paid \$
Skagit Co. Treasurer *mm*

TEMPORARY EASEMENT AGREEMENT

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

GRANTOR: Greenwell, Jerry and Donna

GRANTEE: Puget Sound Energy, Inc.

SHORT LEGAL: Portion of NE 19-35-05E (a.k.a. Lot 3 of A.F. #9509190033)

ASSESSOR'S PROPERTY TAX PARCEL: P39820

M9453

This TEMPORARY EASEMENT AGREEMENT ("Agreement") is made this 8 day of August, 2016, by and between Jerry W. Greenwell and Donna M. Greenwell, husband and wife ("Owner"), and Puget Sound Energy, Inc., a Washington corporation ("PSE").

RECITALS

A. Owner owns certain real property in the County of Skagit, State of Washington, which real property is legally described as follows (the "Owner Parcel"):

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 94-051, APPROVED SEPTEMBER 7, 1995, AND RECORDED SEPTEMBER 19, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 28-30, AND UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9509190033, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

B. PSE owns certain real property in the County of Skagit, State of Washington, which real property is located adjacent to the Owner Parcel and is legally described as follows (the "PSE Parcel"):

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 94-051, APPROVED SEPTEMBER 7, 1995, AND RECORDED SEPTEMBER 19, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 28-30, AND UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9509190033, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; TOGETHER WITH A 25-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT 3 OF SAID SHORT PLAT, AS DELINEATED THEREON, AND ALL AS SHOWN IN SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201412300028; AND TOGETHER WITH PARCEL A AND PARCEL B OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201412300029. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

C. Owner has an existing gravel drive and livestock pen within a portion of the ingress, egress and utilities easement delineated on said Short Plat No. 94-051 and also shown on Survey recorded under Skagit County Auditor's File Number 201412300028.

E. PSE desires to have and utilize an improved driveway (the "Alternate Route") from Fruitdale Road to PSE Parcel.

E. Owner and PSE desire said Alternate Route to follow the western portion of the existing gravel drive (as shown on Sheet 1 of Survey recorded under Skagit County Auditor's File Number 201412300028), and to bypass southerly around the existing livestock pen.

E. PSE desires a temporary easement on, over, under and across a portion of the Owner Parcel and Owner is willing to grant and convey such an easement to Grantee, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

1. Grant of Easement. Owner hereby grants and conveys to PSE a temporary easement on, over, under and across that portion of Owner's Property described as follows (the "Easement Area")

THAT PORTION OF THE ABOVE DESCRIBED OWNER PARCEL BEING A STRIP OF LAND 25 FEET IN WIDTH HAVING 12.5 FEET ON EACH SIDE OF THE CENTERLINE OF THE ALTERNATE ROUTE AS APPROXIMATELY SHOWN ON THE ATTACHED DRAWING MARKED EXHIBIT "A" AND SPECIFICALLY LOCATED AS ACTUALLY INSTALLED.

No monetary consideration

153002930

2. PSE's Use of the Easement Area. PSE may use the Easement Area to construct, maintain, repair and improve an access road to provide ingress, egress, and utilities to all or any portion of the PSE Parcel.
3. 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.
4. Cost of Construction. PSE shall bear all construction costs of improving and building an access road within the Easement Area for access to the PSE Parcel. If use of the Easement Area requires existing gates to be widened and/or improved, PSE shall bear all construction costs of widening and/or improving said existing gates.
5. Gates. Except during the times of physical access, PSE shall keep all livestock gates within the Easement Area closed. All gates within the Easement Area shall remain unlocked so as to not restrict access by PSE. If Owner installs a lock on any gates within the Easement Area, then a key (or combination or other method of unlocking said locks) shall be provided to PSE. Likewise, if PSE installs a lock on any gates within the Easement Area, then a key (or combination or other method of unlocking said locks) shall be provided to Owner.
6. Successors and Assigns. This Agreement shall be recorded in the records of the Skagit County Auditor and shall remain an easement that runs with the land and is binding on the Owner Parcel and the PSE Parcel and the successors and assigns of the parties hereto.
7. Termination of Temporary Easement Agreement. Should the livestock pen be relocated by Owner and the existing ingress, egress and utilities easement (delineated on said Short Plat No. 94-051 and also shown on Survey recorded under Skagit County Auditor's File Number 201412300028) become unobstructed and fully useable, Owner shall notify PSE, and PSE shall, at that time, execute and record in the records of the Skagit County Auditor a Release of Temporary Easement Agreement, which shall terminate the rights granted herein.
8. Entire Agreement. This Agreement represents the entire understanding between the parties hereto and may not be amended or revised except in writing signed by both parties.

IN WITNESS THEREOF, the parties have executed this Easement Agreement as of the date set forth above.

OWNER

By: Jerry W. Greenwell
Jerry W. Greenwell

By: Donna M. Greenwell
Donna M. Greenwell

PUGET SOUND ENERGY, INC.

By: Brett Bolton
Brett Bolton, Manager Real Estate

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jerry W. Greenwell and Donna M. Greenwell signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: August 8th, 2016
Signature of Doreen Nystrom
Notary Public
Title Notary Public

My appointment expires 3/10/18

State of W

County of _____

I certify that I know or have satisfactory evidence that _____ and
_____ signed this instrument and acknowledged it to be (his, her, their)
free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

(Seal or Stamp)

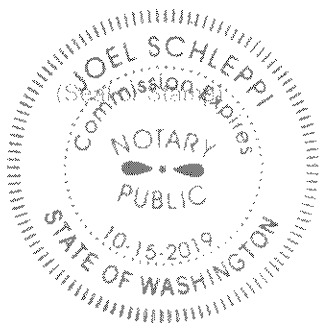
Signature of _____
Notary Public
Title Notary Public

My appointment expires _____

State of Washington

County of King

I certify that I know or have satisfactory evidence that Brett Bolton signed this instrument, on oath stated
that he was authorized to execute the instrument and acknowledged it as the Manager Real Estate of Puget Sound
Energy, Inc. to be the free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: August 23, 2016

Signature of [Signature]
Notary Public
Title Notary Public

My appointment expires 10/15/2019

Exhibit "A"

This survey map, titled "Exhibit 'A'", depicts a property with several distinct parcels and features. The map is oriented with a north arrow in the upper left corner, showing North (N), South (S), East (E), and West (W). A compass rose is also present in the lower right corner.

The map includes the following labeled areas and features:

- Owner Parcel:** A large central area labeled "Owner Parcel".
- Livestock pen (approximate):** A rectangular area within the Owner Parcel, outlined with a dashed line and labeled "Livestock pen (approximate)".
- 25'-wide esmt. area (approximate):** A narrow strip of land adjacent to the livestock pen, labeled "25'-wide esmt. area (approximate)".
- TRANSMISSION LINES:** A series of lines running diagonally across the lower portion of the map, labeled "TRANSMISSION LINES".
- FRUITDALE ROAD:** A road running horizontally along the top edge of the map, labeled "FRUITDALE ROAD".
- CHARGE ACCEAGE PLAT NO. 5881:** A small area in the upper right corner, labeled "CHARGE ACCEAGE PLAT NO. 5881".
- Parcels and Lots:** Numerous numbered parcels and lots are shown, including:
 - Parcel 1 (P39385)
 - Parcel 2 (P39386)
 - Parcel 3 (P39387)
 - Parcel 4 (P39388)
 - Parcel 5 (P39389)
 - Parcel 6 (P39390)
 - Parcel 7 (P39391)
 - Parcel 8 (P39392)
 - Parcel 9 (P39393)
 - Parcel 10 (P39394)
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