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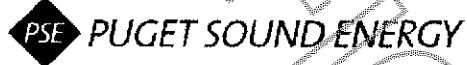
Skagit County Auditor \$75.00  
9/23/2016 Page 1 of 3 3:23PM

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: ROW/Real Estate  
1660 Park Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 23 2016

Amount Paid \$  
Skagit Co. Treasurer  
By *man* Deputy



GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING ONLY  
*MAG64*

**EASEMENT**

REFERENCE #: **RUSSELLRENT, LLC**  
GRANTOR (Owner): **PUGET SOUND ENERGY, INC.**  
GRANTEE (PSE): **PTN LT 2, All LTS 3-5, Blk 21, Bowman's Central Ship Harbor**  
SHORT LEGAL: **P56856 (3776-021-005-0007)**  
ASSESSOR'S PROPERTY TAX PARCEL:

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUSSELLRENT, LLC**, 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:

**LOT 2, EXCEPT THE EAST 12 FEET THEREOF, AND ALL OF LOTS 3, 4, AND 5, BLOCK 21, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.**

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.**

**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:

**Overhead facilities:** Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications.

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. 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 29 day of August, 2016.

OWNER:

RUSSELLRENT, LLC, a Washington limited liability company

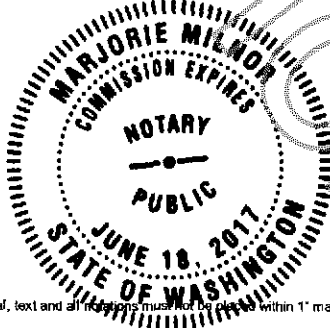
By: Mary McEathron  
MARY MCEATHRON, member

By: Mark McEathron  
MARK MCEATHRON, member

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss

On this 29 day of August, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **MARY and MARK MCEATHRON**, to me known to be the person who signed as members, of **RUSSELLRENT, LLC**, the company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of **RUSSELLRENT, LLC**, for the uses and purposes therein mentioned; and on oath stated that they are authorized to execute the said instrument on behalf of said «GRANTOR» **RUSSELLRENT, LLC**.

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



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

Marjorie B Milnor  
(Signature of Notary)

MARJORIE B MILNOR  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,  
residing at Mound Vernon

My Appointment Expires: 6/18/17

UNRECORDED ORIGINAL DOCUMENT