



201704250047

Skagit County Auditor

\$75.00

4/25/2017 Page

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3 11:11AM

RETURN ADDRESS:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
APR 25 2017



Amount Paid \$0
Skagit Co. Treasurer
By *MJM* Deputy

EASEMENT

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

M10000

REFERENCE:

GRANTOR (Owner):

LOPEZ, ARTURO

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

Portion E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 27-35-4

ASSESSOR'S PROPERTY TAX PARCEL: P37860/350427-3-001-0007 and P37782/ 350427-0-057-0014

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **ARTURO LOPEZ**, a married man, as his separate estate (Grantor herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("Property" herein) in Skagit County, Washington:

THAT PORTION OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 E.W.M., LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00°46'01" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 306.36 FEET TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILWAY; THENCE CONTINUING SOUTH 00°46'01" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 363.52 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE NORTH 89°40'37" WEST, A DISTANCE OF 663.39 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILWAY WITH THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE TERMINAL POINT OF THIS LINE DESCRIPTION;

EXCEPT COUNTY ROAD RIGHTS-OF-WAY ALONG THE EAST AND SOUTH LINES OF THE ABOVE DESCRIBED PROPERTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein Grantee'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:

NO COMPENSATION PAID

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. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

a. Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and.

b. 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, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right 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. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

4. Indemnity. Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

5. Abandonment. The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

6. Successors and Assigns. Grantee 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 inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 11th day of APRIL, 2017

OWNER:

VERIZON WA1 Holtcamp
WO#105077961/RW-092470
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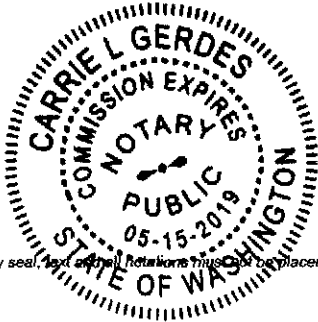
BY: 

ARTURO LOPEZ

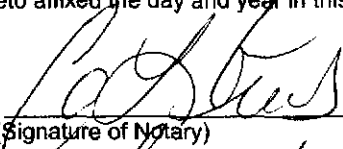
STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

On this 14th day of April, 2017, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **ARTURO LOPEZ** to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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.



Notary seal, text and other notations must be placed within 1" margins


(Signature of Notary)

Carrie L Gerdes
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Burlington WA
My Appointment Expires: 5-15-19