



Skagit County Auditor

5/22/2017 Page

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4

\$76.00
1:50PM

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
MAY 22 2017

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



PUGET SOUND ENERGY

GUARDIAN NORTHWEST TITLE CO.

EASEMENT

ACCOMMODATION RECORDING ONLY

MIDD15

REFERENCE #:

GRANTOR (Owner):

DONOVAN M. ROSS

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

**PTN LTS 9-10, BLK 125 FIRST ADDN TO BURLINGTON, SKAGIT CO, WA
(NW 1/4 NE05-34N-04E)**

ASSESSOR'S PROPERTY TAX PARCEL: P128586 (4077-125-10-0400)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONOVAN M. ROSS**, an unmarried individual ("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 FIVE (5) FEET IN WIDTH WITH TWO AND ONE HALF FEET (2.5) 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 EASTERLY MARGIN OF FUTURE ROAD TO THE CITY OF BURLINGTON PER THE HELGESON LONG PLAT No. 1-07.

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.

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 15th day of May, 2017.

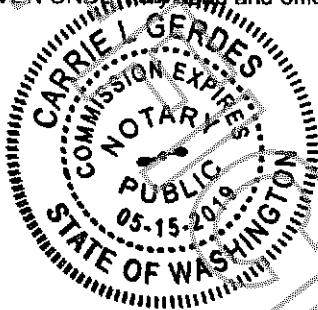
OWNER:

By: 
DONOVAN M. ROSS

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 15th day of May, 20 17, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DONOVAN M. ROSS**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her 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.



Carrie L. Gerdes
(Signature of Notary)

Carrie L. Gerdes
(Print or stamp name of Notary)

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

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

EXHIBIT "A"
(REAL PROPERTY DESCRIPTION)

THAT PORTION OF LOTS 9 AND 10, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 125, PLAT OF "FIRST ADDITION TO BURLINGTON, SKAGIT CO, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°12'44" WEST ALONG THE WEST LINE OF SAID LOT 6, ALSO BEING THE EASTERLY RIGHT-OF-WAY MARGIN OF REGENT STREET FOR A DISTANCE OF 4.00 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 4.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID LOT 6; THENCE SOUTH 89°40'47" EAST ALONG SAID NORTH LINE OF THE SOUTH 4.00 FEET OF LOT 6, OR SAID LINE EXTENDED INTO LOTS 7, 8 AND 9 OF SAID BLOCK 125 FOR A DISTANCE OF 427.38 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°40'47" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 83.02 FEET TO A POINT OF CURVATURE:

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°31'57" AN ARC DISTANCE OF 39.50 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 10, ALSO BEING THE WESTERLY RIGHT-OF-WAY MARGIN OF SKAGIT STREET;

THENCE NORTH 0°12'44" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 51.77 FEET; THENCE NORTH 89°40'47" WEST FOR A DISTANCE OF 126.54 FEET, TO A POINT THAT WILL BE THE EASTERLY MARGIN OF A FUTURE ROAD TO THE CITY OF BURLINGTON PER THE HELGESON 32 LOT LONG PLAT NO. 1-07;

THENCE ALONG SAID PROPOSED MARGIN AS FOLLOWS;

SOUTH 0°19'13" WEST FOR A DISTANCE OF 58.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARE DISTANCE OF 29.84 FEET, MORE OR LESS, TO A POINT OF TANGENCY ON SAID NORTH LINE OF THE SOUTH 4.00 FEET OF LOT 9, BLOCK 125 AND BEING THE TRUE POINT OF BEGINNING.