



201706150051

Skagit County Auditor

\$76.00

6/15/2017 Page

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4 1:16PM

RETURN ADDRESS:

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



PUGET SOUND ENERGY

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

M10030

REFERENCE:

GRANTOR: ARTHUR RULE IV and BONNIE RULE, TRUSTEES
OF THE ARTHUR and BONNIE RULE FAMILY TRUST
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN LTS 29, 31 & 32, PLAT OF ORCHARD BEACH TRACTS
ASSESSOR'S PROPERTY TAX PARCEL: P67747 (3964-000-029-0005 & P67750 (3964-000-032-0109)

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **ARTHUR RULE IV and BONNIE RULE, TRUSTEES OF THE ARTHUR and BONNIE RULE FAMILY TRUST** ("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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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:

THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PARCEL.

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. Trees Outside Easement Area. Grantee shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. 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.

5. 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.

6. 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.

7. 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 24 day of MAY

2017
2016

GRANTOR:

ARTHUR and BONNIE RULE FAMILY TRUST

BY: [Signature]
ARTHUR RULE IV, Trustee

BY: [Signature]
BONNIE RULE, Trustee

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**EASEMENT
JUN 15 2017**

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 5/24/17 before me, Kristalee Atkins Notary Public
(insert name and title of the officer)

personally appeared Bonnie McHugh Rule & Arthur Richards Rule,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kristalee Atkins (Seal)



EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

SKAGIT COUNTY PARCEL P67747 (3964-000-029-0005):

LOT 29, PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE WEST 40 FEET OF LOT 29, CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JANUARY 20, 1947, UNDER AUDITOR'S FILE NO. 400177, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS ABUTTING, AS VACATED ON FEBRUARY 24, 1947 PER COMMISSIONERS' FILE #7549.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY PARCEL P67750 (3964-000-032-0109):

ALL THAT PORTION OF LOTS 31 AND 32 OF PLAT OF ORCHARD BEACH TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHWESTERLY OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 29 TO THE MOST SOUTHERLY CORNER OF LOT 20 OF SAID ORCHARD BEACH TRACTS.

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS ABUTTING, AS VACATED ON FEBRUARY 24, 1947 PER COMMISSIONERS' FILE #7549.

SITUATED IN SKAGIT COUNTY, WASHINGTON.