



201707100056

Skagit County Auditor \$75.00
7/10/2017 Page 1 of 3 9:14AM

RETURN ADDRESS:
Puget Sound Energy, Inc.
P.O. Box 97034 EST-06W-TH
Bellevue, WA 98009-9734

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173108
JUL 10 2017

PSE PUGET SOUND ENERGY
Amount Paid \$ 33.18
Skagit Co. Treasurer
By *MAM* Deputy

EASEMENT

ORIGINAL

REFERENCE #:
GRANTOR (Owner): **WILDER CONSTRUCTION COMPANY**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **PTN OF SEC 22, T. 35N, R. 4E, W.M. SKAGIT CO., WA**
ASSESSOR'S PROPERTY TAX PARCEL: **P47162**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **WILDER CONSTRUCTION COMPANY**, a Washington Corporation ("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:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF, TOGETHER WITH THE RIGHT-OF-WAY ONCE USED AS A LOGGING RAILWAY WHERE IT CROSSES THE NORTH HALF OF THE SOUTHEAST QUARTER, LESS PUBLIC ROADS, ALL WITHIN SECTION 22, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATED IN THE 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:

AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF PSE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE EASTERLY 100 FEET OF THE NORTHERLY 40 FEET OF THE ABOVE DESCRIBED PROPERTY,

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. Poles 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.

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. Trees Outside Easement Area. PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's sole judgment, interfere with or create a hazard to PSE's systems. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed, removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

4. 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. PSE shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of PSE's work.

5. 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 1ST day of JUNE, 2017

OWNER: **WILDER CONSTRUCTION COMPANY, a Washington Corporation**
A DIVISION OF GRANITE CONSTRUCTION COMPANY

BY: 

(Name)

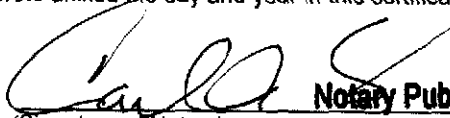
IT'S: VICE PRESIDENT, WASHINGTON REGION

(Title)

STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

On this 1st day of June, 2017, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Carter Robbough, to me known to be the individual who executed the within and foregoing instrument as VP Wa Branch, of **WILDER CONSTRUCTION COMPANY, a Washington Corporation** and acknowledged that he signed the same as his free and voluntary act and deed, and the free and voluntary act and deed of **WILDER CONSTRUCTION COMPANY, a Washington Corporation** for the uses and purposes therein mentioned and on oath stated that he/she was authorized to execute the said instrument on behalf of said corporation.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Notary Public
State of Washington

Carol L. Johnson
Commission Expires 06-08-2018

NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood
My Appointment Expires: 6-8-2018

* A Division of Granite Construction CO

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

UNOFFICIAL DOCUMENT