

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: Real Estate Department  
P.O. Box 97034 EST-06E  
Bellevue, WA 98009-9734



201708300006

Skagit County Auditor  
8/30/2017 Page

1 of

7 9:47AM

\$80.00

**PSE PUGET SOUND ENERGY**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174081

AUG 30 2017

**EASEMENT**

Amount Paid \$ 55.62

Skagit Co. Treasurer

By *[Signature]* Deputy

REFERENCE #:

GRANTOR (Owner):

BRIAN D. HANSON & CHARA M.C. HANSON

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

PTN OF THE SW1/4 OF SEC 17, TWN 36N, RGE 4E, W.M.

ASSESSOR'S PROPERTY TAX PARCEL: 360417-3-004-0302

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **BRIAN D. HANSON AND CHARA M.C. HANSON, HUSBAND AND WIFE** ("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**

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:

**SEE EXHIBIT B – ATTACHED HERETO**

**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:

**a. 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; 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, 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. **As part of the Owner's future development, PSE will allow a fence within the Easement Area that is built with a mutually acceptable material that does not interfere with PSE lines, poles or anchors.** 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 10th day of August, 2017.

OWNER:

BY: Brian D. Hanson  
BRIAN D. HANSON

BY: Chara M.C. Hanson  
CHARA M.C. HANSON

STATE OF WASHINGTON )  
COUNTY OF Skyagit ) SS

On this 10th day of August, 2017, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **BRIAN D. HANSON AND CHARA M.C. HANSON**, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged that they signed the same as their 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.



Laura Floyd  
(Signature of Notary)  
Laura Floyd  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Edmonds  
My Appointment Expires: \_\_\_\_\_

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

## EXHIBIT A - LEGAL DESCRIPTION

A-39 HANSON

Per Statutory Warranty Deed, Auditor's File Number 200704160149:

### PARCEL "A":

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 17;  
Thence South 89° 05' 13" East, along the south line of said Section 17, 833.37 feet to an intersection with the westerly margin of L.M. Abbey (Friday Creek) County Road;  
Thence North 15° 02' 00" West, along said westerly margin 804.10 feet;  
Thence South 74° 58' 00" West, at right angles to said westerly margin, 617.93 feet to the west line of said Southwest 1/4 of Section 17;  
Thence North 2° 39' 00" East, along said west line of the Southwest 1/4, 250.00 feet;  
Thence continue North 2° 39' 00" East, along said west line 204.83 feet;  
Thence North 74° 58' 00" East 200.00 feet to the **TRUE POINT OF BEGINNING**;  
Thence South 2° 39' 00" West, parallel with said west line of the Southwest 1/4, 102.41 feet;  
Thence North 74° 58' 00" East, 310.88 feet to said westerly margin of L.M. Abbey Road;  
Thence North 15° 02' 00" West, along said westerly margin, 97.57 feet to a point that is North 74° 58' 00" East from the true point of beginning;  
Thence South 74° 58' 00" West, at right angles to said westerly margin, 279.77 feet to the **TRUE POINT OF BEGINNING**.

(Also known as Tract "A" of that certain Short Plat No. 64-72 approved September 20, 1972.)

**EXCEPT** that portion described as follows:

**COMMENCING** at the southwest corner of said Section 17;  
Thence South 89° 05' 13" East, along the south line of said Section 17, 833.37 feet to an intersection with the westerly margin of L.M. Abbey (Friday Creek) County Road;  
Thence North 15° 02' 00" West, along said westerly margin, 804.10 feet;  
Thence South 74° 58' 00" West, at right angles to said westerly margin, 617.93 feet to the west line of said Southwest 1/4 of Section 17;  
Thence North 2° 39' 00" East, along said west line of the Southwest 1/4, 250.00 feet;

(description continues on next page)



HARMSSEN & ASSOCIATES INC.  
803 SOUTH FIRST STREET - MOUNT VERNON, WA 98273  
(360) 336-9199 - (888) 794-7811  
WWW.HARMSSENINC.COM

PREPARED FOR:  
PUGET SOUND ENERGY

JOB NO.

15-123

DATE:

MAY 2017

## EXHIBIT A - LEGAL DESCRIPTION

A-39 HANSON

Page 2 of 3 - P49341 (legal description continued)

Thence continue, North 2° 39' 00" East along said west line 204.83 feet;  
Thence North 74° 58' 00" East 200.00 feet to the **TRUE POINT OF BEGINNING**;  
Thence South 2° 39' 00" West, parallel with said west line of the Southwest 1/4,  
102.41 feet;  
Thence North 74° 58' 00" East, 155.44 feet;  
Thence northwesterly to a point that is North 74° 58' 00" East, 139.885 feet from the  
true point of beginning;  
Thence South 74° 58' 00" West, 139.885 feet to the **TRUE POINT OF BEGINNING**.

### PARCEL "B":

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East,  
W.M., more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 17;  
Thence South 89° 05' 13" East, along the south line of said Section 17, 833.37 feet to  
an intersection with westerly margin of L.M. Abbey (Friday Creek) County Road;  
Thence North 15° 02' 00" West, along said westerly margin, 804.10 feet;  
Thence South 74° 58' 00" West, at right angles to said westerly margin, 617.93 feet to  
the west line of said Southwest 1/4 of Section 17,  
Thence North 2° 39' 00" East, along said west line of the Southwest 1/4, 250 feet;  
Thence continue North 2° 39' East, along said west line, 204.82 feet;  
Thence North 74° 58' 00" East, 200 feet;  
Thence South 2° 39' West, parallel with said west line of the Southwest 1/4, 102.41  
feet to the **TRUE POINT OF BEGINNING**;  
Thence continue South 2° 39' West, along said parallel line, 102.41 feet;  
Thence North 74° 55' East 341.99 feet to said westerly margin of L.M. Abbey Road;  
Thence North 15° 02' 00" West, along said westerly margin, 97.57 feet to a point that  
is North 74° 58' East from the true point of beginning;  
Thence South 74° 58' 00" West, at right angles to said westerly margin, 310.88 feet to  
the **TRUE POINT OF BEGINNING**.

(Also known as Tract "B" of that certain Short Plat No. 64-72, approved September  
20, 1972.)

(description continues on next page)



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# EXHIBIT A - LEGAL DESCRIPTION

A-39 HANSON

Page 3 of 3 - P49341 (legal description continued)

**TOGETHER WITH** the Easterly 1/2 (in area) of the following described tract:

That portion of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 17;

Thence South 89° 05' 13" East, along the south line of said Section 17, 833.37 feet to an intersection with the westerly margin of L.M. Abbey (Friday Creek) County Road;

Thence North 15° 02' 00" West, along said westerly margin, 804.10 feet;

Thence South 74° 58' 00" West, at right angles to said westerly margin, 617.93 feet to the west line of said Southwest 1/4 of Section 17;

Thence North 2° 39' 00" East along said west line of the Southwest 1/4, 250.00 feet;

Thence continue North 2° 39' 00" East, along said west line, 204.83 feet;

Thence North 74° 58' 00" East 200.00 feet to **THE TRUE POINT OF BEGINNING**;

Thence South 2° 39' 00" West, parallel with said west line of the Southwest 1/4, 102.41 feet;

Thence North 74° 58' 00" East, 155.44 feet;

Thence northwesterly to a point that is North 74° 58' 00" East, 139.885 feet from the true point of beginning;

Thence South 74° 58' 00" West, 139.85 feet to the **TRUE POINT OF BEGINNING**.

**AND TOGETHER WITH** that portion of the Southwest 1/4, of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., described as follows:

**BEGINNING** at the intersection of the westerly line of the L.M. Abbey (Friday Creek) County Road, as said road existed on November 25, 1969, with the south line of said subdivision;

Thence northwesterly along the westerly line of said road, a distance of 804.10 feet to the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence southwesterly at right angles to the westerly line of said road, in a straight line (said line to be hereafter referred to as Line "A") to the west line of said Section 17;

Thence north along said west line 250 feet;

Thence northeasterly, parallel with Line "A", to the westerly line of the aforementioned County Road;

Thence southeasterly along said road to the **TRUE POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

(end of description)



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## EXHIBIT B - EASEMENT DESCRIPTION

A-39 HANSON

A strip of land in the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W.M., being the northeasterly 10 feet of that property herein described as **Exhibit A**, lying parallel with, adjacent to, and measured at right angles from the southwesterly right-of-way margin of Friday Creek Road (also known as L.M. Abbey Road).

The side lines of said strip are to be prolonged or shortened to fit within the confines of said parcel described in **Exhibit A**.

A sketch is attached as **Exhibit C** and by reference thereto is made a part hereof.

Situate in the County of Skagit, State of Washington.



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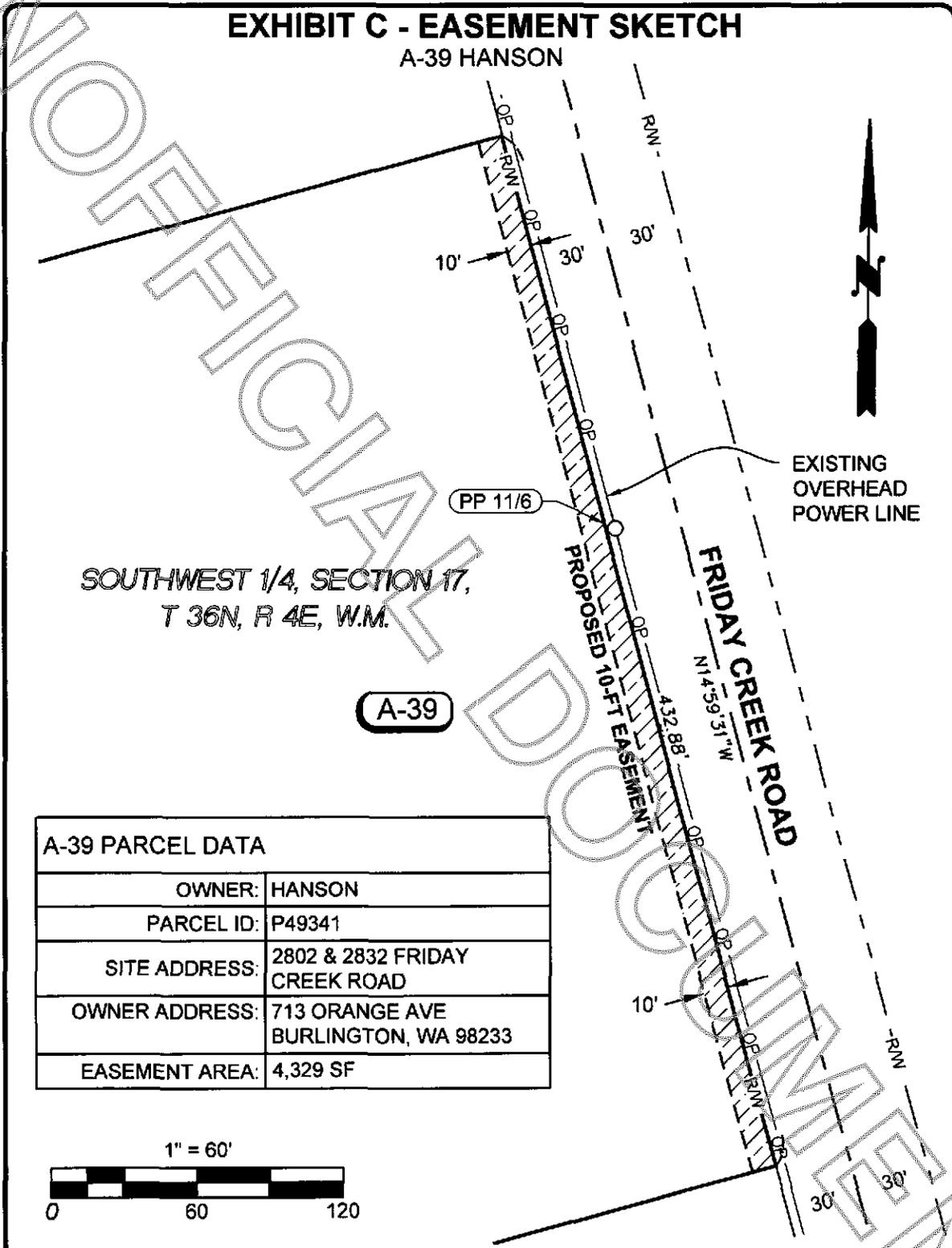
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# EXHIBIT C - EASEMENT SKETCH

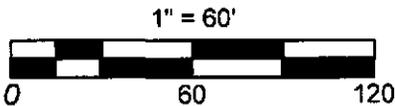
A-39 HANSON



SOUTHWEST 1/4, SECTION 17,  
T 36N, R 4E, W.M.

**A-39**

A-39 PARCEL DATA	
OWNER:	HANSON
PARCEL ID:	P49341
SITE ADDRESS:	2802 & 2832 FRIDAY CREEK ROAD
OWNER ADDRESS:	713 ORANGE AVE BURLINGTON, WA 98233
EASEMENT AREA:	4,329 SF



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