



201710050024

Skagit County Auditor

\$77.00

10/5/2017 Page

1 of

4 1:22PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*Easement*  
OCT 05 2017

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

**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

M10067

## REFERENCE #:

GRANTOR (Owner):

Grandview North, LLC

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

Ptn. Tract 49, Burlington Acreage Property (SE31-35N-04E)

ASSESSOR'S PROPERTY TAX PARCEL: P62634 (3867-000-019-1700); P62617 (3867-000-049-0108)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grandview North, LLC, a Washington Limited Liability Company** ("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 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.** 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

*No monetary consideration paid*

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 26 day of SEPTEMBER, 2017.

OWNER:

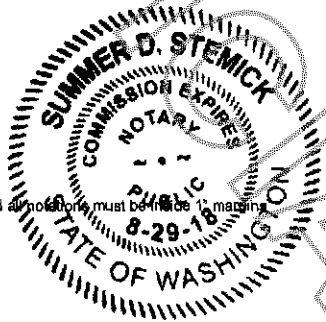
**Grandview North, LLC, a Washington Limited Liability Company**

By:   
**Scott T. Wammack, Manager/Member**

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF Snohomish )

On this 26th day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Scott T. Wammack**, to me known or proved by satisfactory evidence to be the person who signed as manager/member, of **Grandview North, LLC**, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Notary seal, text and signature must be made in matching

Summer D Stemick  
(Signature of Notary)

Summer D Stemick  
(Print or stamp name of Notary)

NOTARY PUBLIC, in and for the State of Washington,  
residing at Grande Falls

My Appointment Expires: 8/29/18

**EXHIBIT "A"**  
**(REAL PROPERTY LEGAL DESCRIPTION)**

**P62634 (3867-000-019-1700)**

Tract 2 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/3 interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right-of-way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50, on the centerline survey of State Highway Route No. 5, Skagit River to Junction SR 20 and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right-of-way line description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the above noted Short Plat shown as "Brady Lane", on the face thereof, EXCEPT that portion thereof lying within the main tract above described.

**P62617 (3867-000-049-0108)**

Tract "A" of Burlington Short Plat No. 2-91 as approved February 18, 1992, and recorded September 1, 1992 in Volume 10 of Short Plats, page 114, under Auditor's File no. 9209010001, records of Skagit County, Washington; being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Begin at the Northeast corner of Tract "B" of said Short Plat; thence North along the Northerly extension of the East line of said Tract "B", a distance of 20 feet; thence West parallel with the North line of said Tract "B", a distance of 90.00 feet to a point on the Northerly extension of the West line of said Tract "B"; thence South along said line, a distance of 20 feet to the Northwest corner of said Tract "B"; thence East along the North line of said Tract "B", a distance of 90.00 feet to the point of beginning.