



201710200095

Skagit County Auditor

\$77.00

10/20/2017 Page

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4 2:15PM

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.****EASEMENT****ACCOMMODATION RECORDING ONLY**

m10075

REFERENCE #:**GRANTOR (Owner):****Grandview North LLC****GRANTEE (PSE):****PUGET SOUND ENERGY, INC.****SHORT LEGAL:****Ptn NE24-35N-04E (Lot 25 Thyme Square BSP)****ASSESSOR'S PROPERTY TAX PARCEL: P123752 (8082-000-025-0000)**

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

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 WO #105086008 / RW-102096
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NO COMPENSATION PAID

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

Easement
 OCT 20 2017

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

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 13 day of OCTOBER, 2017.

OWNER:

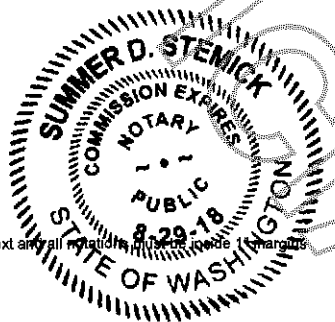
Grandview North LLC, a Washington Limited Liability Company

By: 
Scott Wammack, Managing Member

STATE OF WASHINGTON)
) ss
COUNTY OF _____)

On this 15th day of October, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Scott Wammack, to me known or proved by satisfactory evidence to be the person who signed as managing 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.



Summer D Sternick
(Signature of Notary)

Summer D Sternick
(Print or stamp name of Notary)

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

My Appointment Expires: 8/29/18

Notary seal, text and all notations must be made in ink.

EXHIBIT A – LEGAL DESCRIPTION

THE SOUTH 10 FEET OF THE NORTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND THE SOUTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LESS THE SOUTH 379 FEET THEREOF, AND LESS 1/2 OF COUNTY ROAD ALONG THE EAST LINE, SAID TRACT MORE PARTICULARLY DESCRIBED AS BEING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., 379 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT 10 FEET NORTH OF THE EAST AND WEST CENTERLINE TO A POINT 1/3 OF THE DISTANCE BETWEEN THE EAST AND WEST LINES OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, TO A POINT 379 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED LANDS, ALL COUNTY ROAD RIGHTS OF WAY.

AND EXCEPT THOSE PORTIONS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 10 FEET OF THE NORTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND THE SOUTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LESS THE SOUTH 379 FEET THEREOF, AND LESS 1/2 OF COUNTY ROAD ALONG THE EAST LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND A LINE LYING 379 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 287.14 FEET TO A POINT 10 FEET NORTH OF THE EAST AND WEST CENTERLINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE WESTERLY, PARALLEL WITH LAST SAID EAST AND WEST CENTERLINE 169.38 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 279.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 10 FEET OF THE NORTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE WEST LINE OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 298.52 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG SAID LINE 379 FEET NORTH OF, AND PARALLEL WITH, SAID SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 279.10 FEET TO A POINT 167.86 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, MEASURED ALONG LAST SAID PARALLEL LINE;

THENCE NORTHERLY, A DISTANCE OF 296.75 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THOSE PORTIONS OF THE SOUTH 10 FEET OF THE NORTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND THE SOUTH HALF OF THE EAST 1/3 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

THE WEST 10 FEET OF THE EAST 40 FEET OF SAID SUBDIVISION, EXCEPTING THE SOUTH 379 FEET OF SAID SUBDIVISION IN SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

ALSO KNOWN AS LOT 25 THYME SQUARE BINDING SITE PLAN AFN 200511100117.