



201712180114

Skagit County Auditor
12/18/2017 Page

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5 1:34PM

RETURN ADDRESS:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175843
DEC 18 2017

Amount Paid \$ 13.90
Skagit Co. Treasurer
By *mm* Deputy



EASEMENT

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

REFERENCE:

GRANTOR: **KAREN R. KRUB**

GRANTEE: **PUGET SOUND ENERGY, INC.**

SHORT LEGAL: **Tract K, ALVERSON'S FARM TRACTS, SKAGIT CO., 1912 (SE31-34N-03E)**

ASSESSOR'S PROPERTY TAX PARCEL: **P61803 (3857-000-010-0006)**

m10093

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **KAREN R. KRUB**, an unmarried individual ("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:

TRACT K "ALVERSON'S FARM TRACTS, SKAGIT CO., 1912," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT DIKE AND DITCH RIGHTS OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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:

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

A DIAGRAM IS ATTACHED HERETO AS EXHIBIT "B" AS A VISUAL AID.

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 29th day of November, 2017.

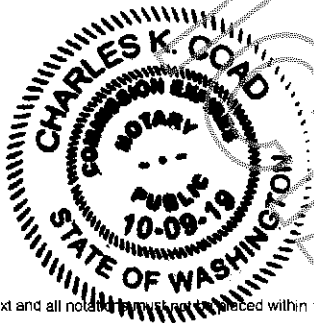
GRANTOR:

BY: Karen R. Krub
KAREN R. KRUB

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 29th day of November, 2017, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **KAREN R. KRUB**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that she signed the same as her 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.



A handwritten signature of Charles K. Coad in black ink.

(Signature of Notary)

Charles K. Coad

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish, WA
My Appointment Expires: 10/9/19

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

EXHIBIT "A"
(Easement Area)

BEGINNING AT A POINT 305.0 FEET NORTHERLY AND 5.0 FEET EASTERLY OF THE SOUTHWEST PROPERTY CORNER;
THENCE SOUTHERLY, PARALLEL TO THE EASTERLY MARGIN OF ALVERSON ROAD, A DISTANCE OF 270.0 FEET;
THENCE SOUTHEASTERLY, A DISTANCE OF 35.0 FEET, MORE OR LESS, TO A POINT 20.0 NORTHERLY OF THE SOUTH PROPERTY LINE;
THENCE EASTERLY, PARALLEL TO THE NORTHERLY MARGIN OF VALLEY ROAD, A DISTANCE OF 20.0 FEET;
THENCE SOUTHERLY, AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED LINE, TO A POINT 5.0 NORTHERLY OF THE SOUTH PROPERTY LINE;
THENCE EASTERLY, PARALLEL TO SAID NORTHERLY MARGIN, A DISTANCE OF 25.0 FEET, MORE OR LESS, TO A POINT 75.0 EASTERLY AND 5.0 NORTHERLY OF SAID SOUTHWEST PROPERTY CORNER;
THENCE SOUTHERLY, A DISTANCE OF 5.0 FEET TO SAID NORTHERLY MARGIN OF VALLEY ROAD;
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN OF VALLEY ROAD TO SAID SOUTHWEST PROPERTY CORNER;
THENCE NORTHERLY ALONG SAID EASTERLY MARGIN OF ALVERSON ROAD 305.0, MORE OR LESS, TO A POINT 5.0 WESTERLY OF THE POINT OF BEGINNING;
THENCE EASTERLY, A DISTANCE OF 5.0 FEET TO THE POINT OF BEGINNING.

A DIAGRAM IS ATTACHED HERETO AS EXHIBIT "B" AS A VISUAL AID.

EXHIBIT "B"

