



RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
PO Box 97034
Bellevue, WA 98009-9734
Attn: Kristine Maristela

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018338
JAN 30 2018

Amount Paid \$ 33.¹⁸
Skagit Co. Treasurer
By *man* Deputy
EASEMENT



ORIGINAL

REFERENCE #:
GRANTOR (Owner): **HOYT IRREVOCABLE TRUST**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **NW 1/4 OF THE NW 1/4 SE 26, T36N, R4E, W.M.**
ASSESSOR'S PROPERTY TAX PARCEL: **P50028 (APN: 360426-2-002-0008)**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **DAVID E. HOYT, as his separate property, and to the HOYT IRREVOCABLE TRUST, DAVID E. HOYT TRUSTEE** ("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 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., ALL EXCEPT ROADS.

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 EXHIBITS "A" & "B"

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 gas and 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; pipes, pipelines, mains, laterals, conduits, regulators, gauges and rectifiers for gas; 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 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 14 day of December, 2017

OWNER: DAVID E. HOYT, as his separate property, and to the HOYT IRREVOCABLE TRUST, DAVID E. HOYT TRUSTEE

BY: David E. Hoyt
HOYT IRREVOCABLE TRUST

ITS: Trustee

BY: David E. Hoyt

ITS: _____

UNRECORDED
DOCUMENT

STATE OF WASHINGTON)
) SS
COUNTY OF Yakima)

On this 11TH day of December, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David E Hoyt to me known to be the person who signed as Trustee of Hoyt Irrevocable Trust, David E Hoyt Trust that executed the within and foregoing instrument, and acknowledged said instrument to be HIS (His/Her) free and voluntary act and deed and the free and voluntary act and deed of _____ for the uses and purposes therein mentioned; and on oath stated that He (He/She) was authorized to execute the said instrument on behalf of said Hoyt Irrevocable Trust.

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



Katherine M Moore
(Signature of Notary)
Katherine M Moore
(Print name of Notary)
NOTARY PUBLIC in and for the State of
Washington, Residing at Yakima
My appointment expires 07/24/2021

(Notary Seal, Text and all notations must be inside 1" margins)

STATE OF WASHINGTON)
) SS
COUNTY OF Yakima)

On this 11TH day of December, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David E Hoyt to me known to be the person who signed as _____ of _____ that executed the within and foregoing instrument, and acknowledged said instrument to be HIS (His/Her) free and voluntary act and deed and the free and voluntary act and deed of _____ for the uses and purposes therein mentioned; and on oath stated that He (He/She) was authorized to execute the said instrument on behalf of said _____.

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



Katherine M Moore
(Signature of Notary)
Katherine M Moore
(Print name of Notary)

EXHIBIT "A"

PARCEL P50028

EASEMENT DESCRIPTION

THE SOUTH 15.00 FEET OF THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., LYING NORTH OF PRAIRIE ROAD. SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

CONTAINING 19,819 SQUARE FEET OR 0.45 ACRES, MORE OR LESS.

UNOFFICIAL DOCUMENT

