

RETURN ADDRESS:

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



201805070136

05/07/2018 01:29 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Easement
MAY 07 2018

Amount Paid \$ ✓
Skagit Co. Treasurer
By *mlm* Deputy



PUGET SOUND ENERGY

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

EASEMENT

MD151

REFERENCE: **N/A**

GRANTOR: **KEVIN WATTS**

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

SHORT LEGAL: **PTN OF LOT 14, DECEPTION WATERFRONT TRACTS (VOL 5, PG 26)**

ASSESSOR'S PROPERTY TAX PARCEL: **P64874 (3898-000-014-0003)**

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **KEVIN WATTS**, an unmarried man ("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:

See Exhibit "A" attached hereto and incorporated by reference.

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:

An Easement Area 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 Property, lying generally long the Southerly margin of Yokeko Drive.

This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

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. Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications.

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.

No Consideration Paid

YOEKO DRIVE
WO#105088168 / RW-108605
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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 19 day of April, 2018.

GRANTOR:



KEVIN WATTS

EXHIBIT "A"
Legal Description

All that certain parcel of land situated in the County of Skagit and State of Washington being known and designated as follows:

Tract 14, "Deception Pass Waterfront Tracts," as per plat recorded in Volume 5 of Plats, Page 26, records of Skagit County, Washington.

Together with tidelands of the Second Class, as conveyed by the State of Washington, situate in front of, adjacent to or abutting on this above described premises;

Except that portion of Lot 14, described as follows:

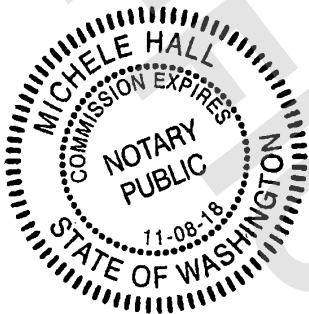
Beginning at a point on the East line of said Lot 14, 142.6 feet South of the Northeast corner thereof; thence South 45°00'00" West a distance of 10.18 feet, thence South a distance of 18.0 feet; thence South 45°00'00" East, a distance of 10.18 feet to the East line of said Lot 14; thence North along said East line a distance of 32.4 feet, more or less, to the point of beginning.

Situate in Skagit County, Washington.

STATE OF WASHINGTON)
 ISLAND) SS
COUNTY OF SKAGOT)

On this 19th day of APRIL, 2018, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **KEVIN WATTS**, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Michele Hall
(Signature of Notary)

MICHELE HALL
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington

Residing at: DAK HARBOR

My Appointment Expires: 11-08-2018