



201805070145

05/07/2018 01:55 PM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

**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

*Easement*  
MAY 07 2018

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

GUARDIAN NORTHWEST TITLE CO.

EASEMENT

AGREEMENT RECORDING ONLY

*M10151*



REFERENCE #:  
GRANTOR (Owner): ADVANTAGE BUSINESS PARK, LLC  
GRANTEE (PSE): PUGET SOUND ENERGY, INC.  
SHORT LEGAL: LT 3 & PTN LT 2 HOPPER RD BUSINESS PARK REVISED BSP (NW08-34N-04E)  
ASSESSOR'S PROPERTY TAX PARCEL: P116576 (8025-000-003-0000)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ADVANTAGE BUSINESS PARK, 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.

*This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.*

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.

NO COMPENSATION PAID

**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. 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.

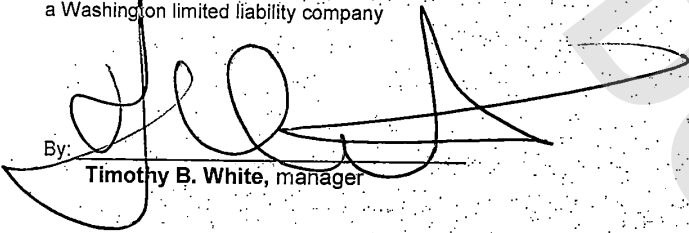
**7. Successors and Assigns.** PSE shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall be binding upon their respective successors and assigns.

DATED this 23<sup>rd</sup> day of April, 2018

OWNER:

**ADVANTAGE BUSINESS PARK, LLC,**  
a Washington limited liability company

By:

  
Timothy B. White, manager

STATE OF WASHINGTON )  
 )  
COUNTY OF Skagit ) SS

On this 23<sup>rd</sup> day of April, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Timothy B. White, to me known to be the person(s) who signed as manager of ADVANTAGE BUSINESS PARK, LLC, the Washington 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 ADVANTAGE BUSINESS PARK, LLC for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said ADVANTAGE BUSINESS PARK, LLC.

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

Barbara Reynolds  
(Signature of Notary)

Barbara Reynolds  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing  
at Concrete, WA

My Appointment Expires: 5/14/21

Notary seal, text and all notations must be inside 1" margins

Notary Public  
State of Washington  
Barbara Reynolds  
Commission Expires  
05/14/2021

EXHIBIT "A"  
(REAL PROPERTY LEGAL DESCRIPTION)

LOT 3 "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN," APPROVED JANUARY 29, 2003, RECORDED JANUARY 30, 2003 UNDER AUDITOR'S FILE NUMBER 200301300162, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 2 OF THE BEFORE-MENTIONED "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN" AND ALSO KNOWN AS LOT "B" BOUNDARY LINE ADJUSTMENT SURVEY, AFN 201206050079, RECORDS OF SKAGIT COUNTY, WASHINGTON,

LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHERN COMMON CORNER OF LOT'S 2 AND 3 OF THE BEFORE-MENTIONED "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN"  
THENCE NORTH  $87^{\circ}53'43''$  WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 193.15 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH  $0^{\circ}16'26''$  WEST, 136.86 FEET;  
THENCE NORTH  $15^{\circ}51'47''$  WEST, 31.42 FEET TO THE SOUTHERLY MARGIN OF EAST GEORGE HOPPER ROAD AND THE TERMINUS OF SAID LINE.

(ALSO KNOWN AS LOT "A" AFTER ADJUSTMENT, BOUNDARY LINE ADJUSTMENT - QUIT CLAIM DEED AFN 201707270155).