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05/17/2018 11:22 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
1520 SOUTH SECOND STREET
MOUNT VERNON, WA 98273
ATTENTION: JAMES HOBBS

RIGHT OF WAY EASEMENT

CNG317

City:
County: *Skagit*
W.O.#:

The undersigned *GTD Wallace Inc* (hereinafter referred to as the "Grantor"), for and in consideration of mutual benefit of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant to CASCADE NATURAL GAS CORPORATION, a Washington corporation (hereinafter referred to as the "Grantee"), a nonexclusive easement over the following described property of the Grantor:

PROPERTY DESCRIPTION:

Parcels 38097, 38099, & 38096 See Exhibit A attached hereto and incorporated herein by this reference.

30/35/04 NW

EASEMENT DESCRIPTION:

A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET ON EACH SIDE OF GRANTEE'S FACILITIES AS CONSTRUCTED FROM GRANTEE'S GAS MAIN ALONG CHUCKANUT DRIVE AND SERVING BUILDINGS AND RESIDENCES CONSTRUCTED OR WHICH MAY BE CONSTRUCTED ON GRANTOR'S PARCELS DESCRIBED ABOVE.

TAX PARCEL NUMBERS: 38097, 38099, 38096

The Grantee is granted the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering equipment under, over, through, and across the above-described property. The Grantee is further granted an easement for the nonexclusive right of access to and from said property for the purpose of utilizing the rights herein granted.

The term "pipeline" includes gas lines, services, machinery, equipment, and facilities related to the operation or maintenance of said gas lines. The Grantor, on behalf of itself and its agents, invitees and licensees, agrees not to impair or interfere with the full use and enjoyment by the Grantee of the rights herein granted.

Without limiting the generality of the foregoing, the Grantor shall not erect any structure within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2018

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

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The Grantee agrees to hold the Grantor harmless from any loss, cost, or damage resulting from the Grantee's negligence in connection with the operation or maintenance of any pipelines installed under or over the easement premises and the Grantor agrees to hold the Grantee harmless from any loss, cost, or damage caused by the Grantor, its agents, invitees, or licensees or from any breach of this easement.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 4th day of April

Jack Wallace, Inc
Jack Wallace
Secretary

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Jack Wallace and _____ are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument, as secretary of GND Wallace, Inc.
Dated: _____



Denise McDonald
Notary Public
Print Name Denise McDonald
My commission expires 6-6-2020

EXHIBIT 'A'

Right of Way Easement
Grantor: G & D Wallace, Inc.
Grantee: Cascade Natural Gas Corporation

Parcel 38097:

ACRES 2.48, DR 14: DK 12: THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 88 DEGREES 51'18" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1,429.38 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 08'42" EAST A DISTANCE OF 188.79 FEET; THENCE SOUTH 88 DEGREES 51'18" EAST, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 540.96 FEET TO THE WESTERLY LINE OF THAT CERTAIN 100 FOOT RIGHT-OF-WAY AS CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY BY DEED RECORDED SEPTEMBER 6, 1945, UNDER AUDITOR'S FILE NO. 362994; THENCE SOUTH 42 DEGREES 46'33" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 262.12 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 51'18" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 722.79 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE REFERRED TO POINT "A"; THENCE NORTH 1 DEGREE 08'42" EAST A DISTANCE OF 188.79 FEET; THENCE SOUTH 88 DEGREES 51'18" EAST A DISTANCE OF 68.44 FEET; THENCE SOUTH 4 DEGREES 35'29" WEST A DISTANCE OF 189.13 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 51'18" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 57.07 FEET TO THE POINT OF BEGINNING.

Parcel 38099:

(4.1300 ac) CU F&A #2 AF#9703130118 1998: DR 14: DK12: TAX 7: PTN NW1/4 BAT W1/4 C SEC 30 TH S 88-51-18E ALG S LI SD SUB 1247.38FT TPB TH N 1-08-42 E 275FT TH S 88-51-18 E 160 TH N 69.52.44 E 63.08FT TO SLY C TR CONV G WALLACE AF#673949 TH N 42-46-33 W ALG SWLY LI SD TR235.82FT TH N 47-13-27 E ALG NEWLY LI SD TR 287.51FT TO WLY LI OF 100FT R/W TH S 42-46-33 E ALG R/W LI 29.24FT TO S LI SD SUB TH N 88-51-18 W ALG S LI SD SUB 904.79FT TPB LESS TAX 4 & 5

EXHIBIT 'A' Continued

Right of Way Easement
Grantor: G & D Wallace, Inc.
Grantee: Cascade Natural Gas Corporation

Parcel 38096:

(2.0000 ac) CU F&A #361 AF #751670 1973; DR 14; DK 12; TAX 4 PTN NW1/4 BAT W1/4 C
SEC 30 TH N S 88-51-18 E ALG S LI 2152.17FT TO WLY LI PSP & LGHT CO R/W THN N
42-46-33 W ALG WLY LI SD R/W 600.-3 FT TPB TH N 42-46-33 W 326.21FT TH S 47-13-
27 W 287.51FT TH S 42-46-33 E 235.82FT TH N 78-43-27 E 173.00FT TH N 47-13-27 E
140.00FT TPB, SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.