



**201812100107**

12/10/2018 11:41 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185375  
DEC 10 2018

Amount Paid \$ 120.71  
Skagit Co. Treasurer  
By *BI* Deputy

**RIGHT OF WAY EASEMENT**

CNG317

City: Mount Vernon  
County: Skagit  
W.O.#: 259212

The undersigned **MCLAUGHLIN ROAD LLC**. (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: TAX PARCEL NUMBER: P24856**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE THEREOF 20 FEET TO THE SOUTHERLY LINE OF MCLAUGHLIN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 666.63 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN REAL ESTATE CONTRACT IN FAVOR OF KENNETH MOORE AND PHYLLIS MARIE MOORE AND RECORDED UNDER AUDITOR'S FILE NO. 8305270054; THENCE EAST ALONG THE NORTH LINE OF SAID MOORE PARCEL AND SAID LINE EXTENDED 980.15 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 666.36 FEET, MORE OR LESS, TO THE SOUTH LINE OF MCLAUGHLIN ROAD; THENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING.

**EASEMENT DESCRIPTION: SEE ATTACHED EXHIBIT A**

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

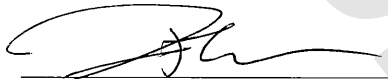
Cascade Natural Gas Corporation  
Right of Way Easement  
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and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

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 20<sup>th</sup> day of November 2018.



Paul Woodmansee

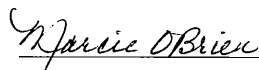
Grantor(s)

Grantor(s)

State of Washington )  
                                  ) ss.  
County of Skaqit )

I certify that I know or have satisfactory evidence that Paul Woodmansee 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.

Dated: November 20, 2018



Notary Public

Print Name Marcie O'Brien

My commission expires 01-01-21

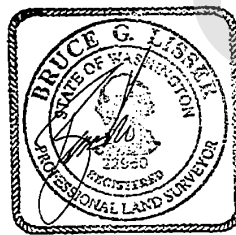
Exhibit "A"  
Gas Line Easement Description

An easement for the installation, maintenance and repair of a gas line and appurtenances for a future gas line or gas line support facility over, under and across a portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 15, from which the Southwest corner (West 1/4 corner) of said subdivision bears South 0°44'25" West;  
thence South 89°49'39" East along the North line of said Southwest 1/4 of the Northwest 1/4 for a distance of 1,350.07 feet, more or less, to the Northeast corner of said subdivision;  
thence South 0°37'39" West for a distance of 20.00 feet, to the Northwest corner of that certain parcel conveyed to McLaughlin Road, LLC by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201708040085;  
thence South 89°49'39" East along the Northerly line of said McLaughlin, LLC parcel (also being the Southerly right-of-way margin of McLaughlin Road) for a distance of 75.00 feet to the Northeast corner of that certain Sanitary Sewer Easement conveyed to the City of Mount Vernon and recorded under Skagit County Auditor's File No. 201506150116 and also being the TRUE POINT OF BEGINNING;  
thence South 0°37'39" West along the Easterly line of said Sanitary Sewer Easement for a distance of 25.00 feet to an angle point in said easement;  
thence South 89°49'39" East for a distance of 20.00 feet;  
thence North 0°37'39" East for a distance of 25.00 feet, more or less, to the Northerly line of said McLaughlin Road, LLC parcel (also being the Southerly right-of-way margin of McLaughlin Road) at a point bearing South 89°49'39" East from the TRUE POINT OF BEGINNING.  
thence North 89°49'39" West along said Northerly line for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



C-23-18

## EXHIBIT "B"

