



201812180040

12/18/2018 01:32 PM Pages: 1 of 4 Fees: \$102.00
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

20185494
DEC 18 2018

Amount Paid \$ 31.⁷⁰
Skagit Co. Treasurer

By *mam* Deputy



PUGET SOUND ENERGY

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

EASEMENT

M10227

REFERENCE #:

GRANTOR (Owner): NIELSEN BROTHERS, INC.
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN SE 1/4 SW 1/4, 28-34-04, W.M.
ASSESSOR'S PROPERTY TAX PARCEL: P28040

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, NIELSEN BROTHERS, INC., a Washington corporation ("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 NORTH 350 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH RANGE 4 EAST, W.M., LYING NORTHEASTERLY OF THE COUNTY ROAD KNOWN AS LITTLE MOUNTAIN ROAD NO. 323, AS CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED MAY 26 1932, JANUARY 3, 1936 AND JULY 23, 1946 AS AUDITOR'S FILE NOS. 275344, 250891, AND 394229;

EXCEPT ANY PORTION, IF ANY, CONVEYED TO SKAGIT COUNTY, STATE OF WASHINGTON, BY RIGHT-OF-WAY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NOS. 8808020041, 8808020042, 8808020043, AND 8808020044.

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:

ONE (1) EASEMENT AREA TEN (10) FEET IN WIDTH WITH FIVE (5) FEET OF SUCH WIDTH 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, GENERALLY LOCATED AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

1. **Purpose.** PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove or upgrade one or more guy wires, anchor poles and anchors together with any and all necessary or convenient appurtenances thereto. 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. Owner shall be entitled to compensation for damage to the Property caused by the exercise of such right of access by PSE.

2. **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, that Owner shall not construct or maintain any building or other structure on the Easement Area.

3. **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.

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, 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.

DATED this 26 day of NOVEMBER, 20 18.

OWNER:

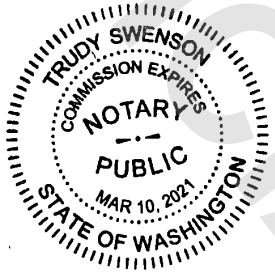
NIELSEN BROTHERS, INC., a Washington corporation

BY: 
Robert C. Nielsen, President

STATE OF WASHINGTON)
) SS
 COUNTY OF WHATCOM)

On this 26th day of NOVEMBER, 20 18, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert C. Nielsen, to me known to be the person(s) who signed as president, of **NIELSEN BROTHERS, INC.**, the Washington corporation, 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 **NIELSEN BROTHERS, INC.**, for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said **NIELSEN BROTHERS, INC.**

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



Trudy Swenson
 (Signature of Notary)

TRUDY SWENSON
 (Print or stamp name of Notary)

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

My Appointment Expires: 3-10-21

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

