



201812280097

12/28/2018 03:27 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

When Recorded, Return to:

Puget Sound Energy, Inc.  
10885 NE 4th Street, Suite 1000  
Bellevue, WA 98004  
Attention: Zach Bergman

GUARDIAN NORTHWEST TITLE CO.

116004

QUITCLAIM DEED

Grantor:	GLACIER NORTHWEST, INC.	
Grantee:	PUGET SOUND ENERGY, INC.	
Legal Description (abbreviated):	Portions of both Sections 1 and 2 in Township 35 North, Range 8 East, W.M.; the SW of the SW of Section 36, Township 36 North, Range 8 East, W.M.;  Portions of Sections 11, 12 and 13 of Township 35 North, Range 8 East, W.M.; and Portions of the SW of Section 7, Township 35 North, Range 7 East, W.M.	
<input checked="" type="checkbox"/> Additional on:	Exhibit A	
Assessor's Tax Parcel ID #:	P116381 (350802-0-019-0107), P43316 (350801-3-004-0018), P43319 (350802-0-002-0007), P43324 (350802-0-007-0002), P43334 (350802-0-019-0008), P43335 (350802-0-020-0005), P43337 (350802-1-003-0004), P43338 (350802-1-004-0003), P43339 (350802-4-001-0000), P43746 (350811-0-001-0007), P43749 (350811-0-003-0005), P43750 (350811-0-004-0004), P43757 (350811-0-014-0002), P43778 (350811-2-002-0002), P43779 (350812-0-001-0006), P43783 (350812-1-001-0012), P43859 (350813-1-001-0003), P43870 (350813-2-001-0001), P44415 (350907-3-001-0006), P51703 (360836-3-002-0000)	
Reference Nos. of Documents Released or Assigned:	105282; 105285; 105800	

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20185640

DEC 28 2018

Amount Paid \$0

Skagit Co. Treasurer

By *man* Deputy

THIS QUITCLAIM DEED ("**Deed**") is dated for reference purposes December ~~20~~<sup>28</sup>, 2018 and is made and entered into by GLACIER NORTHWEST, INC., a Washington corporation, as "**Grantor**" and PUGET SOUND ENERGY, INC., a Washington corporation, as "**Grantee**."

### RECITALS

- A. Grantee is purchasing certain real property described in Exhibit A (the "**Property**") from Grantor.
- B. The title commitment issued in connection with the purchase of the Property included certain exceptions on title to the Property, including the following easements:
1. That certain easement recorded under Skagit County Recording No. 105282 between Washington Portland Cement Company & Superior Portland Cement Company ("**Easement No. 1**");
  2. That certain easement recorded under Skagit County Recording No. 105285 between Washington Portland Cement Company & Superior Portland Cement, as amended, ("**Easement No. 2**"); and
  3. That certain easement recorded under Skagit County Recording No. 105800 between Western Washington Power Co. and Superior Portland Cement Company ("**Easement No. 3**" and collectively with Easement No. 1 and Easement No. 2, the "**Easements**").
- C. To avoid any potential confusion, in connection with Grantee's purchase of the Property from Grantor, Grantor agreed to quitclaim all its rights and interest granted pursuant to the Easements to Grantee.

### AGREEMENTS

NOW THEREFORE, Grantor hereby conveys and quitclaims to Grantee all its rights and interests granted pursuant to the Easements described above, together with all after-acquired title of the Grantor therein.

EXECUTED as of the day and year first above written.

**GRANTOR:**

GLACIER NORTHWEST, INC., a  
Washington corporation

By: 

Allen Hamblen, its President

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12-20-18 before me, Margaret Ann Knight, Notary Public  
(insert name and title of the officer)

personally appeared Allen Hamblen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Margaret Ann Knight (Seal)

# EXHIBIT A LEGAL DESCRIPTION

## PARCEL "A":

Beginning at a point on the South boundary of Lot 10, in Section 2, Township 35 North, Range 8 East, W.M., which is 1929.3 feet Easterly from the Southwest corner of said Section 2, and 889.3 feet Easterly from the East boundary of the County Road running through said Lot 10; thence North, 1006.8 feet; thence North 29°10'40" West, 1583.3 feet; thence North 13°42'40" West, 198.76 feet to a point on the North boundary of Lot 7, in said Section 2, which is 1081.67 feet Easterly from the quarter corner on the West side of said Section 2, and which is a distance of 101.67 feet from the East boundary of said County Road; thence along the North border of said Lot 7 Easterly 4.83 feet to a point which is 1086.5 feet Easterly from the quarter corner on the West side of Section 2; thence North 0°17'15" West, 117.9 feet along the 440 contour line (U.S.G.S. datum); thence North 17°18'45" East, 80.6 feet; thence North 35°49'15" East, 62.9 feet; thence North 39°30'15" East, 86.0 feet; thence North 21°29'15" East, 154.8 feet; thence North 19°35'15" East, 131.5 feet; thence North 61°10'15" East, 95.0 feet; thence North 89°53'15" East, 80.00 feet; thence North 65°38'15" East, 498.7 feet; thence North 57°46'45" East, 185.2 feet; thence North 79°32'15" East, 46.7 feet; thence South 73°59'15" East, 154.1 feet; thence North 83°27'30" East, 92.2 feet; thence South 89°54'30" East, 97.7 feet; thence North 88°57'00" East, 175.6 feet; thence South 49°28'00" East, 115.2 feet; thence South 14°02'30" East, 94.9 feet; thence South 33°40'00" East, 105.6 feet; thence South 42°22'00" East, 102.5 feet; thence South 22°43'30" East, 119.4 feet; thence North 32°41'30" East, 129.4 feet; thence North 00°55'00" West, 48.7 feet; thence North 85°19'00" East, 243.9 feet; thence North 60°55'30" East, 216.7 feet; thence North 39°35'30" East, 154.2 feet; thence North 19°59'45" East, 102.9 feet; thence North 82°33'15" East, 89.5 feet; thence North 20°27'15" West, 105.4 feet; thence North 17°27'15" East, 173.6 feet; thence North 02°46'15" West, 103.4 feet; thence North 56°36'45" East, 128.0 feet; thence North 65°39'15" East, 131.6 feet; thence North 20°58'15" East, 350.9 feet; thence North 30°44'15" East, 243.4 feet; thence North 17°10'30" West, 178.6 feet; thence North 26°24'30" West, 136.7 feet; thence South 87°01'00" East, 101.8 feet; thence North 77°05'30" East, 240.9 feet; thence North 10°45'00" East 115.9 feet; thence North 24°14'30" East, 160.95 feet to a point on the North line of said Section 2, which point is the intersection of the 440 Contour line U.S.G.S. Datum, and the North line of said Section; thence East along the North line of said Section 2, a distance of 907.71 feet to the section corner common to Sections 35 and 36, Township 36 North, Range 8 East, W.M., and Sections 1 and 2, Township 35 North, Range 8 East, W.M.; thence continue East along the North line of said Section 1, to the North quarter corner thereof; thence South along the centerline of said Section to the Southeast corner of the North ½ of the Southwest ¼ of said Section 1; thence West along the South line of said North ½ of the Southwest ¼ to the Southwest corner thereof; thence continue West along the South line of the North ½ of the Southeast ¼ of said Section 2, to the Southwest corner thereof; thence South along the East line of Government Lot 10, of said Section 2, to the Southeast corner thereof; thence West along the South line of Government Lot 10, of said Section 2, to the point of beginning;

EXCEPT County Road right-of-way for the Old Baker River Road sometimes referred to as the Old Baker River Trail;

ALSO EXCEPT that portion thereof established as a county right-of-way by document recorded as Auditor's File No. 200702080041.

TOGETHER WITH that portion of the Lake Shannon Road right-of-way established by Auditor's File No. 193867 and later vacated by Auditor's File No. 200706010054, that has reverted thereto by operation of law.

**PARCEL "B":**

The Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 36 North, Range 8 East, W.M.;

EXCEPT County Road right-of-way for the Old Baker River Road sometimes referred to as the Old Baker River Trail.

ALSO EXCEPT that portion thereof established as a county right-of-way by document recorded as Auditor's File No. 200702080041;

TOGETHER WITH that portion of the Lake Shannon Road right-of-way established by Auditor's File No. 193867 and later vacated by Auditor's File No. 200706010054 that has reverted thereto by operation of law.

**PARCEL "C":**

That portion of Government Lot 1 of Section 11, Township 35 North, Range 8 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of Government Lot 1 of Section 11; thence North  $00^{\circ}45'$  West 217.5 feet along the East boundary of said quarter-quarter section; thence South  $89^{\circ}32'53''$  West 178.7 feet; thence North  $26^{\circ}27'07''$  West 912.7 feet to the Western boundary of the county road; thence along said Western boundary of the county road 912 feet to the Northeast corner of the bridge crossing the Baker River; thence continuing along said county road to where said road intersects the Southern boundary of said quarter-quarter section; thence East along said Southern boundary to the point of beginning.

EXCEPT the four following described portions thereof:

- 1) Any portion thereof lying within the Baker River Road right-of-way.
- 2) Any portion thereof lying within the East Main Street right-of-way.
- 3) That portion thereof conveyed to the Puget Sound Power & Light Company by deed recorded June 30, 1967 as Auditor's File No. 701519.
- 4) Any portion thereof lying within those tracts conveyed to the Puget Sound Power & Light Company by deeds recorded April 16, 1925, April 16, 1925 and May 7, 1925 as Auditor's File Nos. 182826, 182827 and 183520, respectively.

**PARCEL "D":**

That portion of Government Lot 3 of Section 11, Township 35 North, Range 8 East, W.M., lying Northerly of the former county road right-of-way now known as East Main Street;

EXCEPT the former right-of-way of the Great Northern Railway Company;

ALSO EXCEPT that portion thereof lying Southerly of said former railroad right-of-way; and

ALSO EXCEPT that portion thereof, if any, lying within the Baker River Road right-of-way.

## PARCEL "E":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 8 East, W.M. lying Northerly of the former right-of-way of the Great Northern Railway Company; EXCEPT that portion thereof lying within both the plat of "Everett's First Addition to Concrete, Skagit County, WA" and the roads shown thereon per the plat filed in Volume 3 of Plats at page 76, records of Skagit County;

EXCEPT that portion thereof, if any, lying within East Main Street right-of-way.

## PARCEL "F":

Government Lots 7 and 8 of Section 11, Township 35 North, Range 8 East, W.M. EXCEPT the right-of-way conveyed to the Seattle and Northern Railway Company by deed recorded April 7, 1902 as Auditor's File No. 39448 in Volume 46 of Deeds, Page 438, records of Skagit County, Washington; ALSO EXCEPT that portion thereof conveyed to Skagit County by deed recorded July 31, 1930 as Auditor's File No. 235932 in Volume 155 of Deeds, Page 346, records of Skagit County, Washington; AND FURTHER EXCEPT that portion thereof conveyed to the State of Washington by deed recorded October 24, 1962 as Auditor's File No. 627849 in Volume 326 of Deeds, Page 532, records of Skagit County, Washington; AND FURTHER EXCEPT those portions thereof lying within the existing and as built rights-of-way for State Route 20; AND FURTHER EXCEPT those portions thereof, if any, lying within the bed and shores or the former bed and shores of the Skagit River.

## PARCEL "G":

All that portion of Lot 1, Section 12, Township 35 North, Range 8 East, W.M. lying North and East of a line parallel to and 40 feet Northeasterly from the following described centerline: Beginning at a point on the South line of Section 12, which point is 68 feet, more or less, from the center line of the right of way of the Great Northern Railway as measured along said section line; thence North  $33^{\circ}58'$  West, 260 feet, more or less; thence on a curve to the left, having a radius of 2865 feet, a distance of 198.33 feet; thence tangent North  $37^{\circ}56'$  West 232 feet; thence on a curve to the left, having a radius of 716.25 feet a distance of 147.71 feet; thence tangent North  $44^{\circ}46'$  West 632.4 feet; thence on a curve to the left having a radius of 1910 feet a distance of 145 feet more or less, to the West line of Section 12. EXCEPT the Great Northern Railroad right-of-way, if any; ALSO EXCEPT that portion thereof conveyed to Skagit County by deed recorded July 31, 1930 as Auditor's File No. 255932 in Volume 155 of Deeds, Page 346, records of Skagit County, Washington; AND FURTHER EXCEPT that portion, if any, conveyed to Thelma Evensen by deed recorded October 11, 1940 as Auditor's File No. 33041 in Volume 181 of Deeds, Page 454, records of Skagit County, Washington; AND FURTHER EXCEPT that portion thereof, if any, lying within the existing as-built rights-of-way for State Route 20; AND FURTHER EXCEPT those portions thereof, if any, lying within the bed and shores of the Skagit River and/or the former bed and shores of the Skagit River.

## PARCEL "H":

The North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , all in Section 12, Township 35 North, Range 8 East, W.M.

## PARCEL "I":

The North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; all in Section 13, Township 35 North, Range 8 East, W.M.; EXCEPT the three following described tracts:

- 1) Any portion of the above described subdivisions lying Southerly and Easterly of Jackman Creek.
- 2) That portion of the above described North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying within those premises sold on Contract recorded 8/1/1933 as Auditor's File No. 257244 to Harry J. Theodoratus, et ux.
- 3) Those portions of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  conveyed by Deed recorded 8/1/1933 as Auditor's File No. 257243 to Ingle B. Evensen, et ux.

PARCEL "J":

The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 8 East, W.M.; EXCEPT the three following described tracts:

- 1) That portion thereof conveyed by Deed recorded 8/1/1933 as Auditor's File No. 257243 to Ingle B. Evensen, et ux.
- 2) That portion thereof conveyed by Deed recorded 8/1/1933 as Auditor's File No. 257245 to Lars Moen, et ux.
- 3) That portion thereof conveyed by Deed recorded 8/1/1933 as Auditor's File No. 257346 to J.R. Godfrey, et ux.

PARCEL "K":

The Southwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 7 East, W.M.; EXCEPT those portions thereof lying Southerly of Jackman Creek.