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03/05/2019 01:55 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: Janice Warren
P.O. Box 97034 EST-06E
Bellevue, WA 98009-9734

PSE PUGET SOUND ENERGY

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

EASEMENT

m10241

REFERENCE #: SEDRO-BELLINGHAM #4 PHASE C W/O #111024366
GRANTOR (Owner): MCDERMOTT
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: .PTN NW 1/4 SE 1/4, 1-36N-03E
ASSESSOR'S PROPERTY TAX PARCEL: P47563 / 36030140060000

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN E. MCDERMOTT and RUTH M. MCDERMOTT, husband and wife, as to an undivided 1/2 interest, and JENNIFER MCDERMOTT, as her separate property, as to an undivided 1/2 interest** ("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 -- LEGAL DESCRIPTION
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:

SEE EXHIBIT B -- EASEMENT DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SEE EXHIBIT C -- EASEMENT SKETCH
A DIAGRAM DEPICTING THE APPROXIMATE LOCATION OF THE EASEMENT AREA IS
ATTACHED HERETO AS A VISUAL AID ONLY.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20190305
MAR 05 2019

Amount Paid \$ 51.28
Skagit Co. Treasurer
By *man* Deputy

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:

Overhead facilities. Poles and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, 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.

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. Trees Outside Easement Area. PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's sole judgment, interfere with or create a hazard to PSE's systems. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed, removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

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.

5. 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.

6. 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.

7. 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.

8. **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 7 day of February, 2019.

OWNER: John E. Mc Dermott
JOHN E. MCDERMOTT

OWNER: Ruth M. McDermott
RUTH M. MCDERMOTT

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT

On this 7 day of Feb, 2019, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JOHN E. MCDERMOTT and RUTH M. MCDERMOTT**, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



[Signature]
(Signature of Notary)
Carlos Flores
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing
at Skagit County
My Appointment Expires: May 17 2021

DATED this 07 day of February, 2019.

OWNER: JENNIFER MCDERMOTT

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this 7 day of Feb, 2019, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JENNIFER MCDERMOTT**, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



[Signature]
(Signature of Notary)

Carlos Flores
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing
at Skagit County
My Appointment Expires: May 17 2021

EXHIBIT A - LEGAL DESCRIPTION
APN P47563

THE SOUTH 15 ACRES OF THAT PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH,
RANGE 3 EAST OF THE WILLAMETTE MERIDIAN LYING EASTERLY OF
COUNTY ROAD KNOWN AS ALGER-SAMISH ROAD

SITUATED IN SKAGIT COUNTY, WASHINGTON

	HARMSSEN 603 SOUTH FIRST STREET - MOUNT VERNON, WA 98273 (360) 336-9199 - (888) 794-7811 WWW.HARMSSEN.LLC.COM	PREPARED FOR: PUGET SOUND ENERGY	
		JOB NO. 15-123	DATE: DEC 2018

EXHIBIT B - EASEMENT DESCRIPTION

APN P47563

A STRIP OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING THE WESTERLY AND SOUTHWESTERLY 25-FEET OF THAT PROPERTY HEREIN DESCRIBED AS EXHIBIT "A" LYING PARALLEL WITH, ADJACENT TO, AND MEASURED AT RIGHT ANGLES FROM THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY MARGIN OF LAKE SAMISH ROAD.

THE SIDE LINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO FIT WITHIN THE CONFINES OF SAID PARCEL DESCRIBED IN EXHIBIT "A".

A SKETCH IS ATTACHED AS EXHIBIT "C" AND BY REFERENCE THERETO IS MADE A PART HEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



HARMSSEN
603 SOUTH FIRST STREET - MOUNT VERNON, WA 98273
(360) 336-9199 - (888) 794-7811
WWW.HARMSSENLLC.COM

PREPARED FOR: PUGET SOUND ENERGY	
JOB NO. 15-123	DATE: DEC 2018

EXHIBIT C - EASEMENT SKETCH

APN P47563
SE 1/4, SEC 1, T 36N, R 3E, W.M.
SKAGIT COUNTY, WA

