

201903050057

03/05/2019 01:55 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

2019784

MAR 05 2019

Amount Paid \$ 33²²
Skagit Co. Treasurer
By *JLM* Deputy

GUARDIAN NORTHWEST TITLE CO.



PUGET SOUND ENERGY

EASEMENT

ACCOMMODATION RECORDING ONLY

m10241

REFERENCE #:

GRANTOR (Owner): **ASSOCIATED INVESTMENTS, LLC.**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion of SW 1/4 SECT. 25, T34N, R04E, W.M.**
ASSESSOR'S PROPERTY TAX PARCEL: **P27834 (340425-3-004-00007)**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ASSOCIATED INVESTMENTS, LLC. a Washington Limited Liability Company** ("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" 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:

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 "B".

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 PSEs 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 PSEs 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 14 day of January, 2019.

OWNER:

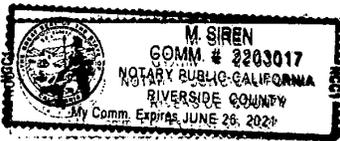
ASSOCIATED INVESTMENTS, LLC. a Washington Limited Liability Company

BY: M. Clayton Ladum FOR ASSOC. INVEST. LLC
M. Clayton Ladum, Manager

california
STATE OF WASHINGTON)
COUNTY OF Riverside) SS

On this 15 day of January, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **M. Clayton Ladum**, to me known to be the person(s) who signed as **Manager**, of **ASSOCIATED INVESTMENTS, LLC. a Washington Limited Liability Company**, the company 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 **ASSOCIATED INVESTMENTS, LLC.** for the uses and purposes therein mentioned; and on oath stated that **M. Clayton Ladum** was authorized to execute the said instrument on behalf of said **ASSOCIATED INVESTMENTS, LLC.**

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



M. Siren, Notary Public
(Signature of Notary)

M Siren, Notary Public
(Print or stamp name of Notary)

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

My Appointment Expires: June 26, 2021

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

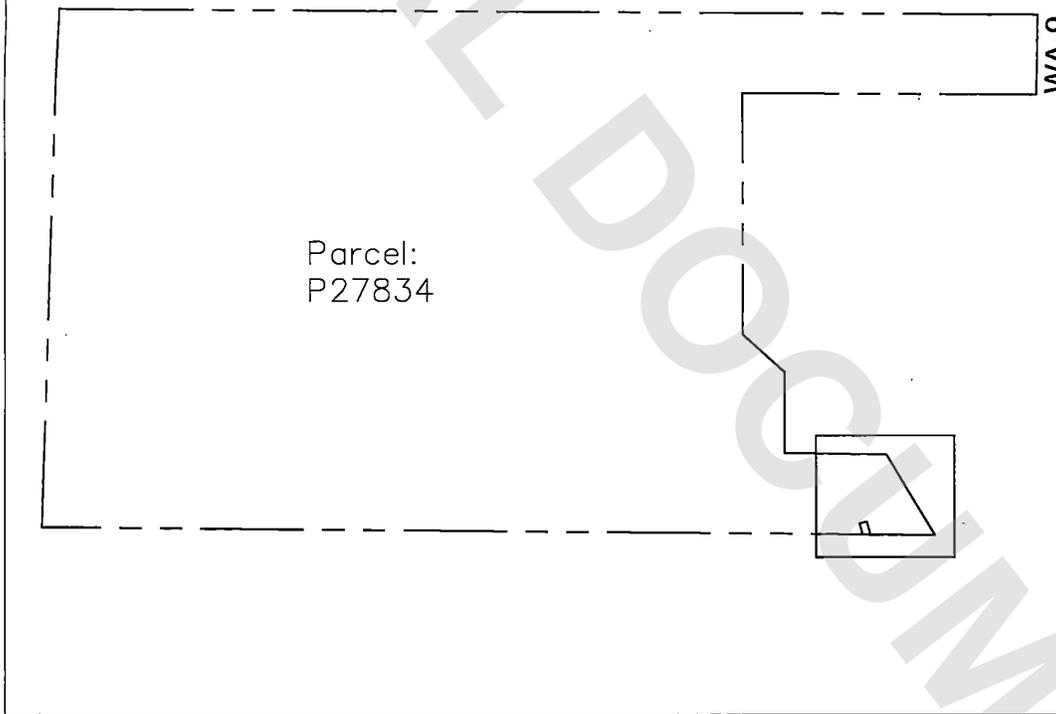
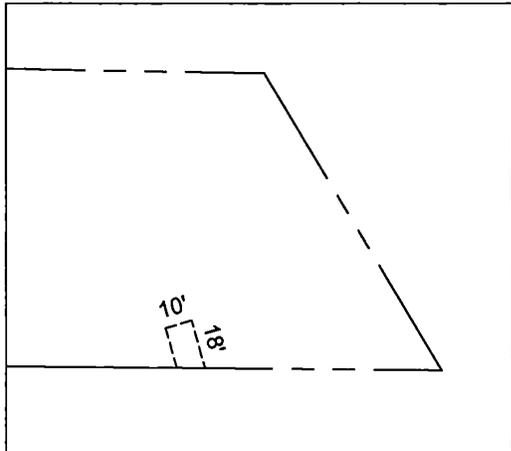
EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SUBDIVISION;
THENCE SOUTH $00^{\circ}33'55''$ WEST ALONG THE EAST LINE OF THE SAID SUBDIVISION FOR A DISTANCE OF 659.57 FEET;
THENCE SOUTH $00^{\circ}33'55''$ WEST ALONG THE EAST LINE OF THE SAID SUBDIVISION FOR A DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH $89^{\circ}57'54''$ WEST FOR A DISTANCE OF 394.83 FEET;
THENCE SOUTH $00^{\circ}12'08''$ WEST FOR A DISTANCE OF 303.80 FEET;
THENCE SOUTH $50^{\circ}36'37''$ EAST FOR A DISTANCE OF 82.33 FEET;
THENCE SOUTH FOR A DISTANCE OF 110.02 FEET;
THENCE NORTH $89^{\circ}58'49''$ EAST FOR A DISTANCE OF 142.66 FEET;
THENCE SOUTH $31^{\circ}44'12''$ EAST FOR A DISTANCE OF 129.28 FEET TO THE SOUTH LINE OF SAID SUBDIVISION
THENCE NORTH $89^{\circ}58'22''$ EAST FOR A DISTANCE OF 84.80 FEET, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO A NON-TANGENT CURVE (BEING THE NORTH LINE OF WEST BIG LAKE BOULEVARD RIGHT OF WAY) TO THE RIGHT FOLLOWING THE NORTH LINE OF WEST BIG LAKE BOULEVARD HAVING AN INITIAL TANGENT OF NORTH $73^{\circ}27'10''$ EAST, ALSO CURVE BEARS SOUTH $16^{\circ}32'50''$ EAST, A RADIUS OF 389.03 FEET, THROUGH A CENTRAL ANGLE OF $04^{\circ}44'27''$ AN ARC DISTANCE OF 32.19 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH $00^{\circ}33'55''$ EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 568.31 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"



Parcel:
P27834

UNOFFICIAL DOCUMENT