



201904170048

04/17/2019 01:48 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  
20191376  
APR 17 2019

Amount Paid \$ 33.<sup>22</sup>  
Skagit Co. Treasurer  
By *Yuen* Deputy



**EASEMENT**

GUARDIAN NORTHWEST TITLE CO.  
m10253  
ACCOMMODATION RECORDING ONLY

REFERENCE #:   
GRANTOR (Owner): **LOLA LANG**  
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **PTN SENW, SEC 34, TWP 34N, 04E**  
ASSESSOR'S PROPERTY TAX PARCEL: **P130010**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LOLA LANG**, as her sole and separate property ("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 FIFTEEN (15) FEET IN WIDTH HAVING SEVEN AND ONE HALF (7.5) 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.



**EXHIBIT "A"**  
**(REAL PROPERTY LEGAL DESCRIPTION)**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF LITTLE MOUNTAIN ROAD AND EAST OF THE HAUL ROAD SHOWN ON WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SUNDRY SITE PLAN- CONWAY JCT TO JCT. P.S.H. NO 1 NORTH OF BURLINGTON-PIT SITES, APPROVED FEBRUARY 10, 1953;

EXCEPT THE WEST 680 OF THE SOUTH 330 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

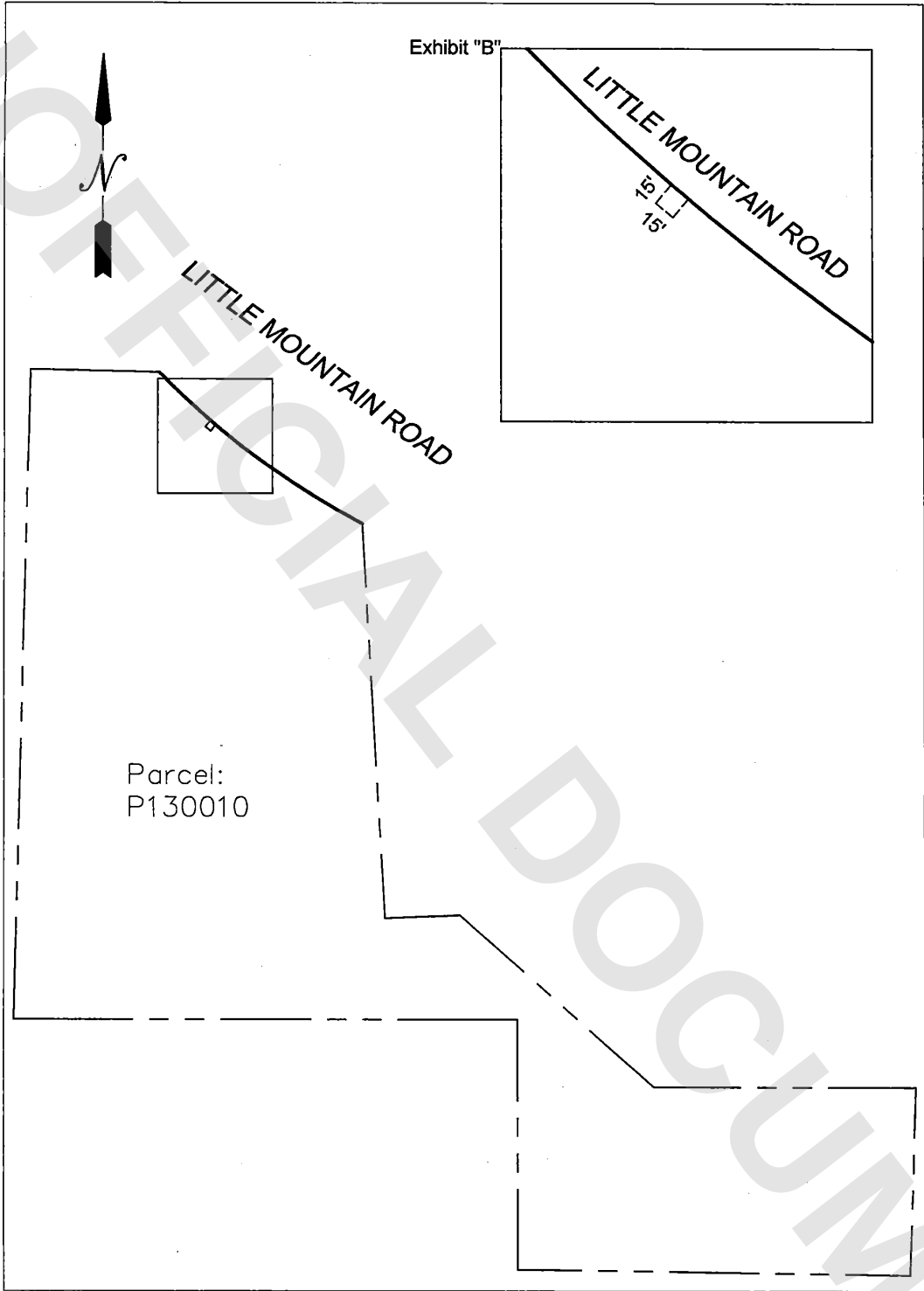
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S 01° 21'46" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1521.31 FEET; THENCE N 88° 34' 14" W, A DISTANCE OF 867 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LITTLE MOUNTAIN ROAD AND FENCE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 03°47'05" E, A DISTANCE OF 575.96 FEET TO THE THREAD OF A CREEK; THENCE N 87°18'25" E, A DISTANCE OF 110 FEET TO A FENCE; THENCE N 03°47'05" W, A DISTANCE OF 521.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE LITTLE MOUNTAIN ROAD; THENCE NORTHWESTERLY ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND EXCEPT THE EAST 30 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 LYING SOUTH OF THE LITTLE MOUNTAIN ROAD.

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE 01°14'27" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1621.83 FEET TO THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD; THENCE 89°22'17" W ALONG SAID SOUTH LINE, A DISTANCE OF 30.02 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89°22'17" W ALONG THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD, A DISTANCE OF 294.54 TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.92 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD AND SAID CURVE THROUGH A CENTRAL ANGLE OF 21°22'08" AND AN ARC DISTANCE OF 438.57 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ERIC A. SWANSON AND LEAH M. SWANSON BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NO. 200007280107; THENCE S 03°52'30" E ALONG THE EAST LINE OF SAID SWANSON PROPERTY, A DISTANCE OF 523.28 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE S 41°17'12 E A DISTANCE OF 279.10 FEET TO THE NORTH LINE OF THE SOUTH 305.03 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S 89°37'36" E, ALONG SAID NORTH LINE, A DISTANCE OF 489.99 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE N 01°14'27" E, ALONG SAID WEST LINE A DISTANCE OF 662.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



Parcel:  
P130010

Exhibit "B"

LITTLE MOUNTAIN ROAD

10'  
15'