



**201905070070**

05/07/2019 02:01 PM Pages: 1 of 5 Fees: \$103.00  
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

20191698  
MAY 07 2019

Amount Paid \$40.60  
Skagit Co. Treasurer  
By *mam* Deputy



GUARDIAN NORTHWEST TITLE CO.

EASEMENT ACCOMMODATION RECORDING ONLY

1110257

**REFERENCE #:**

GRANTOR (Owner):

LOLA LANG, DOLORES LANG, ALBERT LANG & HARRY LANG

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

PTN NW and NE, SEC 34, TWP 34N, 04E

ASSESSOR'S PROPERTY TAX PARCEL: P29707

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LOLA LANG**, as her separate property and **DOLORES LANG** as Trustor, **ALBERT LANG, LOLA LANG, and HARRY LANG** as co-trustees of The Lang Family Trust dated 03/03/1997, as to a Life Estate ("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:

THREE (3) EASEMENT AREAS 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 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 16<sup>th</sup> day of April, 2019.

OWNER:

BY: Lola Lang  
LOLA LANG, as her separate property

LIFE ESTATE:

DOLORES LANG as Trustor, ALBERT LANG, LOLA LANG, and HARRY LANG as co-trustees of The Lang Family Trust dated 03/03/1997

BY: Dolores Lang POA for Dolores Lang  
DOLORES LANG

BY: Albert 4-16-19  
ALBERT LANG

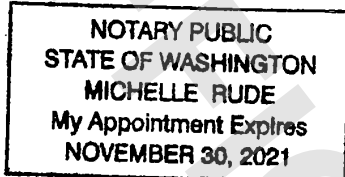
BY: Lola Lang  
LOLA LANG

BY: Dolores Lang POA for Harry Lang  
HARRY LANG

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF Shoquit )

On this 11 day of March, 2019, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LOLA LANG and to me known to be the individual(s) 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.



Michelle Rude  
(Signature of Notary)  
Michelle Rude  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington, residing  
at Kirkland WA

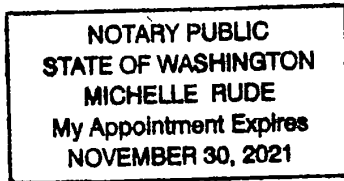
My Appointment Expires: Nov 20 2021

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

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF Snohomish )

On this 16 day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DOLORES LANG as Trustor, ALBERT LANG, LOLA LANG, and HARRY LANG, to me known to be the persons who signed as Trustor and co-trustees of The Lang Family Trust, and who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument as Trustor and co-trustees of The Lang Family Trust.

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



Michelle Rude  
(Signature of Notary)  
Michelle Rude  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Kirkland WA

My Appointment Expires: Nov 30 2021

Notary seal, text and all notations must not be placed within 1" margins

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

**PARCEL A:**

THAT PORTION OF THE NW OF THE NW OF SECTION 34, TWP 34, R 4EWM. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NE CORNER OF SAID NW OF THE NW THENCE RUNNING WEST ALONG THE NORTH LINE THEREOF 660 FEET; THENCE SOUTH AT THE RIGHT ANGLES 660 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 260 FEET; THENCE SOUTH TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID ROAD TO THE EAST LINE OF THE NW OF THE NW; THENCE NORTH TO THE POINT OF BEGINNING EXCEPT COUNTY ROADS.

TOGETHER WITH AN EASEMENT FOR ROAD OVER AND ACROSS THE SOUTH 20 FEET OF THE NW OF THE NW OF THE NW IN SAID SECTION.

**PARCEL B:**

PART OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION THIRTY-FOUR (34), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE FOUR (4) EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH EAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ), 800 FEET WEST OF ITS NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) 312 FEET, MORE OR LESS TO THE COUNTY ROAD AS ESTABLISHED ON OCTOBER 30, 1938; THENCE EASTERLY ALONG SAID ROAD 368 FEET, MORE OR LESS TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 191 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING WITHIN EXISTING COUNTY ROAD OR RIGHT OF WAY;

ALSO, THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION THIRTY FOUR (34), TOWNSHIP THIRTY FOUR (34) NORTH, RANGE FOUR (4) EAST OF THE WILLAMETTE MERIDIAN, EXCEPT COUNTY ROAD RIGHTS OF WAY.

**PARCEL D:**

THAT PORTION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF THE COUNTY ROAD AS IT EXISTED ON AUGUST 27, 1935, EXCEPT ROAD AND EXCEPT THAT PORTION OF SAID PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE 800 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ ; THENCE WEST ALONG SAID QUARTER SECTION LINE 312 FEET TO THE COUNTY ROAD AS IT EXISTED ON OCTOBER 5, 1935; THENCE EASTERLY ALONG SAID ROAD 368 FEET, MORE OR LESS, TO A POINT 191 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 191 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

