



201909110024

09/11/2019 10:51 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: Real Estate/Right of Way SKAGIT COUNTY WASHINGTON
1660 Park Lane
Burlington, WA 98233

REAL ESTATE EXCISE TAX

2019-3937

SEP 11 2019

Amount Paid \$172.83
Skagit Co. Treasurer
By *Mam* Deputy



ACCOMMODATION RECORDING ONLY

m-10280

EASEMENT

GUARDIAN NORTHWEST TITLE CO.

REFERENCE #: **JOHN RICKY BLACKMAN and DIANNE DEE BLACKMAN**
GRANTOR (Owner): **PUGET SOUND ENERGY, INC.**
GRANTEE (PSE): **PTN SW ¼ OF NE ¼, 14-35-5 E, W.M. (AKA PTN TRS. A & B, SURVEY**
SHORT LEGAL: **200111260217)**
ASSESSOR'S PROPERTY TAX PARCEL: **P39071**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN RICKY BLACKMAN and DIANNE DEE BLACKMAN, husband and wife** ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("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 Grantee's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

THAT PORTION OF PROPERTY WITHIN THE ABOVE DESCRIBED PARCEL BEING A STRIP OF LAND TWENTY-FIVE (25) FEET WIDE LYING PARALLEL WITH AND COINCIDENT TO THE SOUTHERLY MARGIN OF MINKLER ROAD.

A DIAGRAM IS ATTACHED HERETO AS EXHIBIT "B" AS A VISUAL AID.

1. Purpose. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

a. Overhead facilities. Poles, towers 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; and.

b. Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-

mounted facilities and pads, manholes, 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, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right 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. Grantee shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

5. Indemnity. Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

6. Abandonment. The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

7. Successors and Assigns. Grantee 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 inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 15 day of July, 2019.

GRANTOR:

By: *John Ricky Blackman*
JOHN RICKY BLACKMAN

By: *Dianne Dee Blackman*
DIANNE DEE BLACKMAN

STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 15 day of July, 2019, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JOHN RICKY BLACKMAN and DIANNE DEE BLACKMAN, to me known to be the individual(s) 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.



Jamie Leigh Hammontree
(Signature of Notary)

Jamie Leigh Hammontree
(Print or stamp name of Notary)

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

My Appointment Expires: 08-01-2020

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

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

THAT PORTION OF PARCELS "A" AND "B" SHOWN ON BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200111260217, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID SURVEY, WHICH CORNER IS ON THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 724.16 FEET;
THENCE NORTH $40^{\circ}02'42''$ EAST, A DISTANCE OF 212.47 FEET;
THENCE NORTH $02^{\circ}40'30''$ WEST A DISTANCE OF 175.13 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", WHICH LINE IS ALSO ON THE SOUTH RIGHT OF WAY LINE OF MINKLER ROAD; SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION.

ALL OF THE ABOVE PORTION OF THE WEST 264 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

