



20191180180

11/18/2019 03:22 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: Real Estate Dept. /SM
P.O. Box 97034, EST-06E
Bellevue, WA 98009-9734



EASEMENT AGREEMENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5032
NOV 18 2019

Amount Paid \$ 19.11
Skagit Co. Treasurer
By *mm* Deputy

GRANTOR: Puget Sound Energy, Inc.
GRANTEE: Mand Ventures LLC
SHORT LEGAL: Portion of NW 03-35-03E
ASSESSOR'S PROPERTY TAX PARCEL: P33732 & P33731

EASEMENT AGREEMENT

This EASEMENT AGREEMENT ("Agreement") is made this 20th day of SEPTEMBER, 2019, by and between Puget Sound Energy, Inc., a Washington corporation ("PSE"), and Mand Ventures, LLC, a Washington Limited Liability Company ("Grantee").

RECITALS

A. PSE owns certain real property in the County of Skagit, State of Washington, which real property is legally described as follows (the "PSE Parcel"):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., BEING A STRIP OF LAND 100 FEET WIDE, LYING SOUTHWEST OF, PARALLEL TO, AND ADJOINING THE SOUTHWEST MARGIN OF CHUCKANUT DRIVE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

B. Grantee owns certain real property adjacent to the PSE Parcel, which real property is legally described as follows (the "Grantee Parcel"):

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. M., LYING WEST OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY;
EXCEPT LOT 1 OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9002050001.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

C. Grantee desires a perpetual easement on, over, under and across a portion of the PSE Parcel and PSE is willing to grant and convey such an easement to Grantee, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

- Grant of Easement. PSE hereby grants and conveys to Grantee a non-exclusive perpetual easement on, over, under and across that portion of the PSE Parcel described as follows (the "Easement Area"):

A STRIP OF LAND TWENTY FEET (20') IN WIDTH HAVING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE EXISTING DRIVEWAY, AS APPROXIMATELY SHOWN ON THE ATTACHED EXHIBIT "A" AND SPECIFICALLY LOCATED AS ACTUALLY CONSTRUCTED.
- Grantee's Use of the Easement Area. Grantee may use the Easement Area to construct, operate, maintain, repair, replace, improve, and remove an access road to provide ingress, egress, and utilities to all or any portion of the Grantee Parcel.
- PSE's Use of the Easement Area. PSE reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted.
- Cost of Maintenance. PSE shall not be responsible for costs relating to the maintenance of the Easement Area. Said costs shall be the responsibility of the Grantee.
- Successors and Assigns. This Agreement shall be recorded in the records of the Skagit County Auditor and shall remain a perpetual easement that runs with the land and is binding on the PSE Parcel and the Grantee Parcel and the successors and assigns of the parties hereto.
- Entire Agreement. This Agreement represents the entire understanding between the parties hereto and may not be amended or revised except in writing signed by both parties.

IN WITNESS THEREOF, the parties have executed this Agreement as of the date set forth above.

PSE: Puget Sound Energy, Inc.

By: Brett Bolton
Brett Bolton, Manager Real Estate

Grantee: Mand Ventures LLC

By: Jagtar S Mpl

By: _____

State of Washington
County of King

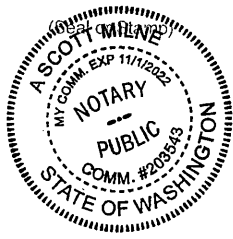
On this 20 day of SEPTEMBER, 20 19, before me, the undersigned, personally appeared BRETT BOLTON, to me known to be the Manager Real Estate of PUGET SOUND ENERGY, INC., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year above written.

A. Scott Milne

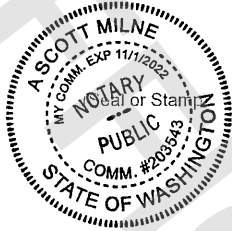
Print Name A SCOTT MILNE
Notary Public in and for the State of
Washington, residing at BOTHELL

My commission expires 11/1/2022



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that JAGUAR S. MAUD
signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and
acknowledged it as the REPRESENTATIVE of MAUD VENTURES LLC to be
the free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 9/20/2019
Signature of Notary Public [Signature]
Title Notary Public
My appointment expires 11/1/2022

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that _____
signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and
acknowledged it as the _____ of _____ to be
the free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal or Stamp)

Dated: _____
Signature of Notary Public _____
Title Notary Public
My appointment expires _____

Exhibit "A"

Not to scale

