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02/25/2020 03:38 PM Pages: 1 of 4 Fees: \$106.50
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

FEB 25 2020

Amount Paid \$ ✓
By Skagit Co. Treasurer
Deputy

 **PUGET SOUND ENERGY**

EASEMENT

1/2 SECTION NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

m10314

REFERENCE #:

GRANTOR (Owner):

GRANTEE (PSE):

SHORT LEGAL:

RICHARD C. YARMUTH AND LOUISE ARNOLD YARMUTH

PUGET SOUND ENERGY, INC.

LOT 1 & PTN LOT 2, SP 97-0012, AF#200007280006;

BEING A PTN SW 1/4, 35-36-3 E W.M.

ASSESSOR'S PROPERTY TAX PARCEL: 360335-3-001-0007, P48716, 360335-3-001-0100, P116959

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD C. YARMUTH AND LOUISE ARNOLD YARMUTH**, a married couple ("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: A RIGHT OF WAY TEN (10) FEET IN WIDTH WITH FIVE (5) FEET 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.

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

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, PSE may, from time to time, construct such additional facilities as it may require for such systems. 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.

2. Easement Area Clearing and Maintenance. PSE shall have the right, but not the obligation to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the

right, but not the obligation, 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. 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.

4. 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, however, Owner shall not excavate within or otherwise change the grade of the Easement Area or construct or maintain any buildings or structures on the Easement Area and Owner shall do no blasting within 300 feet of PSE's facilities without PSE's prior written consent.

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

6. Termination. The rights herein granted shall continue until such time as PSE terminates such right by written instrument. If terminated, any improvements remaining in the Easement Area shall become the property of Owner. No termination shall be deemed to have occurred by PSE's failure to install its systems on the Easement Area.

7. 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.

DATED this 13 day of FEBRUARY, 2020

OWNER:

By: 
RICHARD C. YARMUTH

By: 
LOUISE ARNOLD YARMUTH

STATE OF WASHINGTON)
) SS
 COUNTY OF King)

On this 13th day of February, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD C. YARMUTH and LOUISE ARNOLD YARMUTH, to me known to be the individuals 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.



Kelly M. Kennedy
 (Signature of Notary)

Kelly M. Kennedy
 (Print or stamp name of Notary)

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

My Appointment Expires: 3/26/22

Notary seal, text and all notations must include 1" margins

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

PARCEL "A":

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 97-0012 AS APPROVED JULY 27, 2000 AND RECORDED JULY 28, 2000, UNDER AUDITOR'S FILE NO. 200007280006, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 97-0012 AS APPROVED JULY 27, 2000 AND RECORDED JULY 28, 2000, UNDER AUDITOR'S FILE NO. 200007280006, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.,

EXCEPT THAT PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 97-0012 AS APPROVED JULY 27, 2000 AND RECORDED JULY 28, 2000, UNDER AUDITOR'S FILE NO. 200007280006, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 88°22'08" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 738.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 21°06'37" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 113.78 FEET;
THENCE ALONG THE CENTERLINE OF A RAVINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83°29'37" EAST 274.59 FEET;
SOUTH 73°41'07" EAST 59.71 FEET;
NORTH 89°08'55" EAST 139.53 FEET;
NORTH 54°15'17" EAST 131.29 FEET;
SOUTH 87°51'51" EAST 45.74 FEET;
NORTH 86°21'16" EAST 35.63 FEET;
NORTH 62°03'54" EAST 30.43 FEET;
TO THE EASTERLY LINE OF SAID LOT 2;
THENCE SOUTH 26°15'18" EAST ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 215.26 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.