

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: ROW Department  
1660 Park Lane  
Burlington, WA 98233



**202003100076**

03/10/2020 02:03 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2020676*  
MAR 10 2020

Amount Paid \$ *2900*

Skagit Co. Treasurer

By *MA* Deputy

GUARDIAN NORTHWEST TITLE CO.

 **PUGET SOUND ENERGY**

**EASEMENT**

GRANTOR (Owner): **CUNNINGHAM-TOMASO**  
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **PTN SW 1/4 NE 1/4 SEC 28 T2N 36N R10E 4E**  
ASSESSOR'S PROPERTY TAX PARCEL: **P102937, 360428-1-002-0100**

**ACCOMMODATION RECORDING ONLY**

*M10317*

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **DANA E. CUNNINGHAM**, a single person and **LYNNET D. TOMASO**, a single person ("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 ATTACHED, "EXHIBIT A" HERETO AND INCORPORATED BY REFERENCE**

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:

**An Easement Area ten (10) feet in width being five (5) feet on each side of the centerline of PSE's facilities as now constructed or to be constructed lying within the above described property commencing at the Southerly line of Parson Creek Road right of way and extending Southerly of said right of way fifteen (15) feet.**

**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. PSE shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of PSE's work.

DATED this 21 day of FEBRUARY, 2020.

Anchor Easement 2013  
WO# 101111964/ RW-109111

3604E109  
Page 1 of 3

OWNER(S): **DANA E. CUNNINGHAM**, a single person and **LYNNET D. TOMASO**, a single person

BY: *Dana E. Cunningham*  
Dana E. Cunningham

BY: *Lynnet D. Tomaso*  
Lynnet D. Tomaso

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

On this 21 day of FEBRUARY, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DANA E. CUNNINGHAM**, a single person, 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.



Notary seal, text and all notations must be made in margins

*Daniel A. Kostomay*  
(Signature of Notary)  
DANIEL A. KOSTOMAY  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington, residing  
at SAMMAMISH WA  
My Appointment Expires: 9/09/22

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT ) SS

On this 21 day of FEBRUARY, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **LYNNET D. TOMASO**, a single person, 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.



Notary seal, text and all notations must be made in margins

*Daniel A. Kostomay*  
(Signature of Notary)  
DANIEL A. KOSTOMAY  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington, residing  
at SAMMAMISH WA  
My Appointment Expires: 9/09/22

## "EXHIBIT A"

THAT PORTION OF THE NE1/4 NE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN MOST CORNER OF LOT 4 SHORT PLAT#99-79 AF#7910030044 SAID CORNER BEING A POINT ON THE SOUTHERLY MARGIN OF THAT CERTAIN 50 FOOT WIDE TRACT OF LAND CONVEYED TO GORDON AND IRIS NOREEN SOLNES BY ERLAND AND ELLEN LOFQUIST AND DESCRIBED AS PARCEL 'C' IN AF#8709150026 SAID POINT BEING ON A CURVE HAVING A RADIUS POINT WHICH BEARS NORTH 47-57-39 EAST, 1512.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5-28-56 AN ARC DISTANCE OF 144.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID 50 FOOT WIDE TRACT, THROUGH A CENTRAL ANGLE OF 11-16-10 AN ARC DISTANCE OF 297.50 FEET; THENCE SOUTH 58-47-28 EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 346.86 FEET; THENCE SOUTH 31-12-32 WEST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 10 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS POINT WHICH BEARS NORTH 31-12-32 EAST A DISTANCE OF 663 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27-41-00 AN ARC DISTANCE OF 320.34 FEET; THENCE SOUTH 86-28-28 EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 321.07 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 4; THENCE NORTH 0-46-54 WEST A DISTANCE OF 50.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PARSON'S CREEK ROAD; THENCE NORTH 86-28-28 WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 317.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 3-31-32 EAST A DISTANCE 613 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27-41-00 AN ARC DISTANCE 296.18 FEET; THENCE NORTH 31-12-32 EAST A DISTANCE OF 10 FEET; THENCE NORTH 58-47-28 WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 346.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 31-12-32 EAST A DISTANCE OF 1462.50 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 13-9-37 AN ARC DISTANCE OF 335.92 FEET TO A POINT WHICH BEARS NORTH 1-03-06 WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 1-03-06 EAST A DISTANCE OF 70.06 FEET TO THE TRUE POINT OF BEGINNING