

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: Real Estate/Right of Way  
1660 Park Lane  
Burlington, WA 98233

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Marissa Guerrero  
DATE 05/13/2020



**EASEMENT**

GNW M 10328

REFERENCE #:  
GRANTOR (Owner): **SITA ENTERPRISES LLC, and GB EMERALD LLC**  
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **PTN SE ¼, NE ¼, SEC 22, T34N, R04E**  
ASSESSOR'S PROPERTY TAX PARCEL: **P126391 and P27513**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SITA ENTERPRISES LLC**, a Washington limited liability company, **as to Parcel A, and GB EMERALD LLC**, a Washington limited liability company, **as to Parcel B** ("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:

**EASEMENT No. 1:** ALL STREETS AND ROAD RIGHTS-OF-WAY (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)

**EASEMENT No. 2:** 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 REAL PROPERTY, EXCEPT WITHIN EASEMENT AREA No. 1.

**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.

no monetary consideration

**Overhead facilities.** Streetlights 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 12<sup>th</sup> day of May, 20 20.

OWNER:

**SITA ENTERPRISES LLC,**  
a Washington limited liability company, as  
to Parcel A

By:   
GURPREET S. CHEEMA, member

**GB EMERALD LLC**  
a Washington limited liability company, as  
to Parcel B

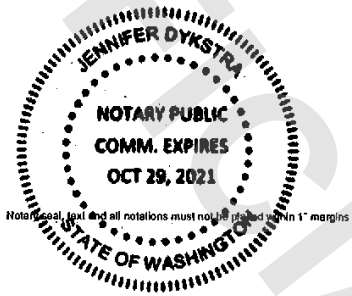
By:   
GURPREET CHEEMA, member

By:   
BARINDER HAYRE, member

STATE OF WASHINGTON )  
COUNTY OF Whatcom )ss

On this 17th day of May, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GURPREET S. CHEEMA, to me known or proved by satisfactory evidence to be the person who signed as member, of SITA ENTERPRISES LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument on behalf of said limited liability company.

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

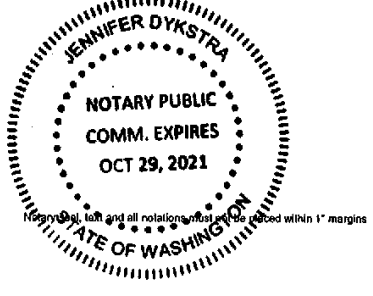


Jennifer Dykstra  
(Signature of Notary)  
Jennifer Dykstra  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Lynden, WA  
My Appointment Expires: 10/29/2021

STATE OF WASHINGTON )  
COUNTY OF Whatcom )ss

On this 12th day of May, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GURPREET CHEEMA, to me known or proved by satisfactory evidence to be the person who signed as member, of GB EMERALD LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument on behalf of said limited liability company.

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



Jennifer Dykstra  
(Signature of Notary)  
Jennifer Dykstra  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Lynden, WA  
My Appointment Expires: 10/29/2021

STATE OF WASHINGTON )  
COUNTY OF Whatcom ) ss

On this 12<sup>th</sup> day of May, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BARINDER HAYRE, to me known or proved by satisfactory evidence to be the person who signed as member, of GB EMERALD LLC, the Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument on behalf of said limited liability company.

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



Jennifer Dykstra  
(Signature of Notary)  
Jennifer Dykstra  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington,  
residing at Lynden, wa  
My Appointment Expires: 10/29/2021

**EXHIBIT "A"**  
Real Property Legal Description

**Parcel "A" (P126391)**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 638.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE); EXCEPT THE MOUNT VERNON-BIG LAKE COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF, AND ALSO EXCEPT THE EAST 150 FEET THE SOUTH 300 FEET OF THE REMAINDER.

**Parcel "B" (P27513)**

THE EAST 393.93 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE) OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.