

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 08/11/2020



EASEMENT

GNW M 10352

REFERENCE #:
GRANTOR (Owner): **BRIAN D. HANSON AND CHARA M.C. HANSON**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **PTN SW ¼, SW ¼, SEC 17, T36N, R04E**
ASSESSOR'S PROPERTY TAX PARCEL: **P49341**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRIAN D. HANSON** and **CHARA M.C. HANSON**, husband and wife ("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

no monetary consideration

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 10 day of Aug, 2020

OWNER:

By: Brian D. Hanson
BRIAN D. HANSON

By: Chara M.C. Hanson
CHARA M.C. HANSON

STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 10th day of Aug, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **BRIAN D. HANSON**, to me known to be the individual 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.



Cassidy Dent
(Signature of Notary)

Cassidy Dent
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at 376 Burlington Blvd
My Appointment Expires: Nov 19, 2020

Notary seal, text and all notations must not be placed within 1" margins

STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 10th day of Aug, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **CHARA M.C. HANSON**, to me known to be the individual 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.



Cassidy Dent
(Signature of Notary)

Cassidy K. Dent
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at 877 S. Burlington Blvd
My Appointment Expires: Nov 19, 2020

Notary seal, text and all notations must not be placed within 1" margins

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

PARCEL A:

THAT PORTION OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 89°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE SOUTH 74°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST ¼, 250.00 FEET;
THENCE CONTINUE NORTH 2°39'00" EAST, ALONG SAID WEST LINE 204.83 FEET;
THENCE NORTH 74°58'00" EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°39'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST ¼ 102.41 FEET;
THENCE NORTH 74°58'00" EAST, 310.88 FEET TO SAID WESTERLY MARGIN OF L.M. ABBEY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN, 97.57 FEET TO A POINT THAT IS NORTH 74°58'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 74°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN, 279.77 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "A" OF THAT CERTAIN SHORT PLAT No. 64-72, APPROVED SEPTEMBER 20, 1972.)

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 89°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG THE WESTERLY MARGIN 804.10 FEET;
THENCE SOUTH 74°58'00" WEST AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST ¼ 250.00 FEET;
THENCE CONTINUE NORTH 2°39'00" EAST ALONG SAID WEST LINE 204.83 FEET;
THENCE NORTH 74°58'00" EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°39'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST ¼, 102.41 FEET;
THENCE NORTH 74°58'00" EAST 155.44 FEET;
THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 74°58'00" EAST, 139.885 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 74°58'00" WEST 139.885 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 89°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN, 804.10 FEET;

THENCE SOUTH 74°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17;
 THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST ¼, 250 FEET;
 THENCE CONTINUE NORTH 2°39' EAST, ALONG SAID WEST LINE 204.82 FEET;
 THENCE NORTH 74°58'00" EAST, 200 FEET;
 THENCE SOUTH 2°39' WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST ¼, 102.41 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 2°39' WEST, ALONG SAID PARALLEL LINE, 102.41 FEET;
 THENCE NORTH 74°55' EAST 341.99 FEET TO SAID WESTERLY MARGIN OF L.M. ABBEY ROAD;
 THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN, 97.57 FEET TO A POINT THAT IS NORTH 74°58' EAST FROM THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 74°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN, 310.88 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "B" OF THAT CERTAIN SHORT PLAT No. 64-72, APPROVED SEPTEMBER 20, 1972).

TOGETHER WITH THE EASTERLY ½ (IN AREA) OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
 THENCE SOUTH 89°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
 THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
 THENCE SOUTH 74°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17,
 THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST ¼, 250.00 FEET;
 THENCE CONTINUE NORTH 2°39'00" EAST, ALONG SAID WEST LINE 204.83 FEET;
 THENCE NORTH 74°58'00" EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 2°39'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST ¼, 102.41 FEET;
 THENCE NORTH 74°58'00" EAST, 155.44 FEET;
 THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 74°58'00" EAST 139.885 FEET FROM THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 74°58'00" WEST, 139.885 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD, AS SAID ROAD EXISTED ON NOVEMBER 25, 1969, WITH THE SOUTH LINE OF SAID SUBDIVISION;
 THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ROAD A DISTANCE OF 804.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
 THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID ROAD, IN A STRAIGHT LINE (SAID TO BE HEREAFTER REFERRED TO AS LINE "A"), TO THE WEST LINE OF SAID SECTION 17;
 THENCE NORTH ALONG SAID WEST LINE 250 FEET;
 THENCE NORTHEASTERLY, PARALLEL WITH LINE "A", TO THE WESTERLY LINE OF THE AFOREMENTIONED COUNTY ROAD;
 THENCE SOUTHEASTERLY ALONG SAID ROAD TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.