

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 12/01/2020

**EASEMENT**

GNW M 10394

REFERENCE:

GRANTOR (Owner): SAGE-BURLINGTON 1, LLC
GRANTEE (PSE): PUGET SOUND ENERGY, INC
SHORT LEGAL: PTN NW / SW; Sec 5-T34N-R04E, W.M. (AKA LT 4, Burl BSP #Burl-BSP-2-00)
ASSESSOR'S PROPERTY TAX PARCEL: P117983; 8031-000-004-0000

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SAGE-BURLINGTON 1, LLC**, a Washington limited liability company ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("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 Grantee'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. Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge 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, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right 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. Trees Outside Easement Area. Grantee shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

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

6. Abandonment. The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

7. Successors and Assigns. Grantee 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 inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 20th day of November, 2020, 2016.

GRANTOR:

SAGE-BURLINGTON 1, LLC,
a Washington limited liability company

BY: Sage Apartment Development, LLC,
a Washington limited liability company

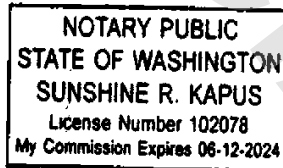
ITS: Manager

BY: 
Todd Leabman, Manager & Member

STATE OF WASHINGTON)
) ss
 COUNTY OF Snohomish)

On this 30th day of November, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Todd Leabman, to me known to be the person who signed as Manager & Member of Sage Apartment Development, LLC, the Washington limited liability company acting as Manager of SAGE-BURLINGTON 1, LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Sage Apartment Development, LLC as Manager of SAGE-BURLINGTON 1, LLC, for the uses and purposes therein mentioned; and on oath stated that he is authorized as said Manager & Member of the company to execute the said instrument on behalf of Sage Apartment Development, LLC, and that the company is authorized to execute said instrument on behalf of SAGE-BURLINGTON 1, LLC.

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



(Signature of Notary)

Sunshine R. Kapus

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
 residing at Maple Valley, WA

My Appointment Expires: 6-12-2024

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

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

PARCEL "A":

LOT 4 OF CITY OF BURLINGTON REVISED BINDING SITE PLAN No. BURL-BSP-2-00, APPROVED OCTOBER 3, 2001 AND RECORDED OCTOBER 3, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE No. 200110030143; BEING A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

A NON-EXCLUSIVE PARKING, ACCESS AND UTILITY EASEMENT AS DELINEATED ON SAID BURLINGTON REVISED BINDING SITE PLAT No. BURL-BSP-2-00, RECORDED 3, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE No. 200110030143.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.