

**RETURN ADDRESS:**

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Chelsea Stalcup  
DATE 02/24/2021

**EASEMENT**

M10427-1

**REFERENCE:**

**GRANTOR: RAD HOMES AND PROPERTIES, LLC**  
**GRANTEE: PUGET SOUND ENERGY, INC.**  
**SHORT LEGAL: PTN GOV LOT 3, NW ¼, SW ¼, SEC 19, T35N, R05E**  
**ASSESSOR'S PROPERTY TAX PARCEL: P39494**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAD HOMES AND PROPERTIES, LLC**, a Nevada 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:

**a. Overhead facilities.** Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and.

**b. 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 23rd day of February, 2021.

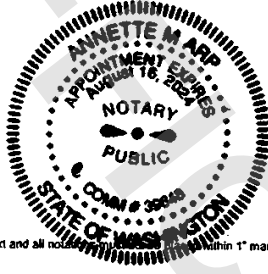
RAD HOMES AND PROPERTIES, LLC, a Nevada limited liability company

By: [Signature]  
ROBERT ALEX DAVIS, Member

STATE OF WASHINGTON )  
COUNTY OF Snohomish ) ss

On this 23rd day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **ROBERT ALEX DAVIS**, to me known or proved by satisfactory evidence to be the person who signed as member, of **RAD HOMES AND PROPERTIES, LLC**, the Nevada 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.



Notary seal, text and all notary information must be within 1" margins

Annette M Arp  
(Signature of Notary)

ANNETTE M ARP  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,  
residing at Sedro Woolley WA

My Appointment Expires: 8/16/2024

**EXHIBIT "A"**  
**(REAL PROPERTY LEGAL DESCRIPTION)**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:**

**THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT ON THE SOUTH LINE OF WICKER ROAD 372.5 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 3;**

**THENCE SOUTH 157 FEET; THENCE EAST 95 FEET; THENCE NORTH 157 FEET TO THE SOUTH LINE OF WICKER ROAD; THENCE WEST 95 FEET ALONG THE SOUTH LINE OF THE WICKER ROAD TO THE POINT OF BEGINNING. SITUATE IN SKAGIT COUNTY, WASHINGTON.**