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07/23/2021 01:59 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
8113 W. GRANDRIDGE BLVD.
KENNEWICK, WA 99336
ATTENTION: JOHN BAILEY

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>BL</u>
DATE	<u>7-23-21</u>

RIGHT OF WAY EASEMENT

CNG317

City: ANACORTES
County: SKAGIT
W.O.#: 280309

The undersigned Blue Cow Carwash, Inc., L.D. Nelson (hereinafter referred to as the "Grantor"), for and in consideration of mutual benefit of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant to **CASCADE NATURAL GAS CORPORATION**, a Washington corporation (hereinafter referred to as the "Grantee"), a nonexclusive, full utility easement over the following described property of the Grantor:

PROPERTY DESCRIPTION:

A PORTION OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, PARCEL A, THE FULL LEGAL DESCRIPTION OF WHICH IS ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE.

TAX PARCEL NUMBER: P19847, 340204-0-054-0009

EASEMENT DESCRIPTION:

See EXHIBIT A as legally described and as depicted in EXHIBIT B attached hereto and made a part of this reference.

The Grantee is granted the right to construct, install, operate, maintain, inspect, protect, improve, repair, replace, change the size of, and abandon in place a natural gas pipeline or pipelines, regulation devices, metering equipment, and pipeline appurtenances under, over, through, and across the above-described easement area. The Grantee is further granted an easement for the nonexclusive right of access to and from said property for the purpose of utilizing the rights herein granted.

The term "pipeline" includes gas lines, services, machinery, equipment, facilities, identifying signage, and appurtenances related to the operation or maintenance of said gas lines.

The Grantor, on behalf of itself and its agents, invitees and licensees, agrees not to impair or interfere with the full use and enjoyment by the Grantee of the rights herein granted.

Without limiting the generality of the foregoing, the Grantor shall not without the express written permission of the Grantee, erect any structure or improvement or change the grade or elevation of the land within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

The Grantee agrees to hold the Grantor harmless from any loss, cost, or damage resulting from the Grantee's negligence in connection with the operation or maintenance of any pipelines

Cascade Natural Gas Corporation
Right of Way Easement
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installed under or over the easement premises and the Grantor agrees to hold the Grantee harmless from any loss, cost, or damage caused by the Grantor, its agents, invitees, or licensees or from any breach of this easement.

This easement shall run with the land and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 23 day of July, 2021.

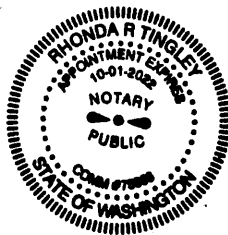
Grantor:

L.D. Nelson
Blue Cow Carwash, Inc. L.D. Nelson

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Lawrence D Nelson known to be the owner of Blue Cow Carwash is the person who appeared before me, and said person acknowledged that he/she signed this instrument, was authorized to execute this instrument, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7-23-2021



Rhonda R Tingley

Notary Public

Print Name Rhonda R Tingley

My commission expires 10-1-2021

EXHIBIT A
UTILITY EASEMENT LEGAL DESCRIPTION
(P19847/340204-0-054-009)

THAT PORTION OF PARCEL A OF THE BLUE COW CAR WASH BOUNDARY LINE ADJUSTMENT #3, RECORDED UNDER AUDITOR'S FILE NUMBER 202009180085, RECORDS OF SKAGIT COUNTY, LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL A LYING WESTERLY OF A LINE 185.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SECTION 4;

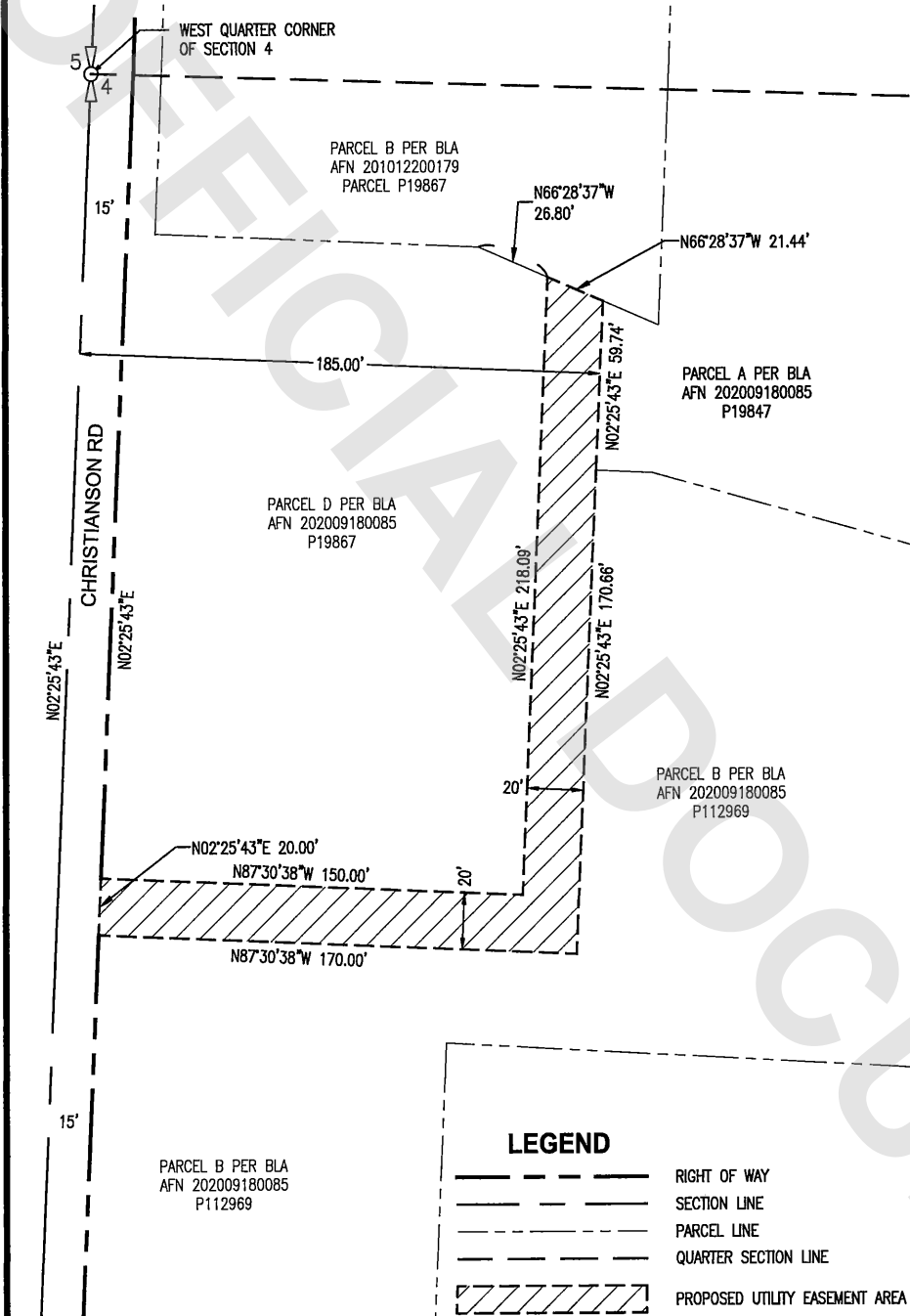
THAT PORTION CONTAINING 7,685 SQUARE FEET, MORE OR LESS

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON



07/21/2021

**EXHIBIT B
UTILITY EASEMENT
PORTION OF NW 1/4 OF THE SW 1/4, SECTION 4,
TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
SKAGIT COUNTY, WASHINGTON**



Parametrix



0 50
1 INCH = 50 FT.



07/21/2021

**EXHIBIT B
CASCADE NATURAL
GAS UTILITY
EASEMENT**

AREA = 7,685 SQ.FT.

DATE: JULY 2021 FILE: 554-2402-017 UTILITY EXHIBIT