

**RETURN ADDRESS:**  
Puget Sound Energy, Inc.  
Attn: ROW Department  
1660 Park Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-905

Mar 09 2022

Amount Paid \$34.64  
Skagit County Treasurer  
By Lena Thompson Deputy



**PUGET SOUND ENERGY**

**EASEMENT**

GRANTOR (Owner): **LEDERLE'S LAZY ACRES, LLC**  
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**  
SHORT LEGAL: **PTN SE ¼ SE ¼ & E ½ SW ¼ SE ¼, S20-T35N-R6E, W.M.**  
ASSESSOR'S PROPERTY TAX PARCEL: **P41741 (350620-4-007-0004)**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **LEDERLE'S LAZY ACRES, LLC**, a Washington limited liability company ("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 INCORPORATED BY REFERENCE.**

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:

**AN EASEMENT AREA TEN (10) FEET IN WIDTH BEING FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF PSE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED LYING WITHIN THE ABOVE DESCRIBED PROPERTY, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH SKAGIT HIGHWAY EXTENDING NORTHERLY A DISTANCE OF TWENTY (20) FEET.**

**1. Purpose.** PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove or upgrade one or more guy wires, anchor poles and anchors together with any and all necessary or convenient appurtenances thereto. 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. Owner shall be entitled to compensation for damage to the Property caused by the exercise of such right of access by PSE.

**2. 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 that Owner shall not construct or maintain any building or other structure on the Easement Area.

**3. 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.

**4. 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.

HAM-13 RW-114559  
WO# 101117963



**EXHIBIT A**

Legal Description: Skagit County Parcel P41741 (350620-4-007-0004)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE SOUTH SKAGIT HIGHWAY AND BARBEN ROAD, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. THE NORTH 990 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AS CONVEYED TO DONALD L. WALKER, ET UX, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 772883, RECORDS OF SKAGIT COUNTY.
2. THE SOUTH 20 FEET OF THE EAST 150 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED NOVEMBER 17, 1930, IN VOLUME 156 OF DEEDS, PAGE 132, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. A 33 FOOT STRIP OF LAND ON OR NEAR THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, AS CONVEYED TO JAMES MARCHANT BY DEED RECORDED AUGUST 10, 1912, IN VOLUME 89 OF DEEDS, PAGE 207, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, LYING WITHIN A 25 FOOT STRIP ALONG THE SOUTH LINE THEREOF, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 25, 1955, UNDER AUDITOR'S FILE NO. 513677, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.