

RETURN ADDRESS:

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

**EASEMENT**

GRANTOR (Owner): PIENTA
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN SW/SE OF SEC 30 TWN 34N RGE 4E
ASSESSOR'S PROPERTY TAX PARCEL: 340430-0-046-0006, P28848

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221657

Apr 22 2022

Amount Paid \$13.42
 Skagit County Treasurer
 By Lena Thompson Deputy

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **DARYL S. PIENTA AND PATRICIA B. PIENTA**, 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 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 FIFTEEN (15) FEET IN WIDTH BEING SEVEN AND ONE-HALF (7.5) FEET ON EACH SIDE OF THE CENTERLINE OF PSE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED LYING WITHIN THE ABOVE DESCRIBED PROPERTY, GENERALLY LOCATED ALONG AND COINCIDENT WITH BRITT ROAD.

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:

Overhead facilities. Poles 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.

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. Trees Outside Easement Area. PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's sole judgment, interfere with or create a hazard to PSE's systems. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed,

removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

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. PSE shall use good faith efforts to perform its restoration obligations under this paragraph as soon as reasonably possible after the completion of PSE's work.

5. **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.

6. **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.

7. **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.

8. **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 14 day of March, 2022

OWNERS:

BY: [Signature]

BY: [Signature]

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 14 day of March, 2022, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DARYL S. PIENTA AND PATRICIA B. PIENTA**, to me known to be the individual(s) 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.



[Signature]
(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at Skagit County
My Appointment Expires: 04-23-25

Notary seal, text and all notations must be inside 1" margins

EXHIBIT A

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE NORTH 88 DEGREES 14'22" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 275.04 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 88 DEGREES 14'22" EAST ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 133.00 FEET;
THENCE SOUTH 02 DEGREES 10'38" EAST, A DISTANCE OF 303.49 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF THAT COUNTY ROAD KNOWN AS THE BRITT SLOUGH ROAD;
THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD, AN APPROXIMATE DISTANCE OF 145 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD, WHICH POINT BEARS SOUTH 00 DEGREES 07'20" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07'20" WEST, A DISTANCE OF 281.39 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THAT PORTION, IF ANY, LYING SOUTHERLY OF THE NORTH LINE OF THE DIKE RIGHT-OF-WAY ALONG BRITT SLOUGH.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.