

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/29/2022



EASEMENT

REFERENCE #: N/A
GRANTOR (Owner): **STEVE PAUL THRONSEN and DIANA L. THRONSEN**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Ptn S 75ft of N 1065ft GL 1, NW Sec 27, T34N, R2 EWM**
ASSESSOR'S PROPERTY TAX PARCEL: **340227-0-036-0005 (P20782)**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STEVE PAUL THRONSEN and DIANA L. THRONSEN**, 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 BY THIS REFERENCE MADE A PART HEREOF.

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: 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. 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:

Underground facilities. Conduits, lines, cables.

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. 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.

4. 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.

5. 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.

6. 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 15 day of June, 2022

OWNER:

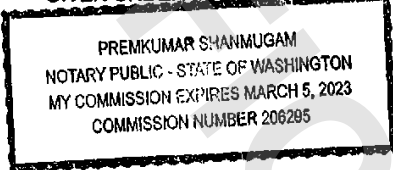
By: DECEASED
STEVE PAUL THRONSEN

By: Diana Thronsen
DIANA L. THRONSEN

STATE OF WASHINGTON)
) SS
COUNTY OF King)

On this 15th day of June, 2022 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ~~SEVE PAUL THROSEN~~ and **DIANA L. THROSEN**, 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.



S. Shanmugam
(Signature of Notary)

Premkumar Shanmugam
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Metter Island

My Appointment Expires: 03/05/23

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

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

TRACT 'A', SKAGIT COUNTY SHORT PLAT NO. 18-74, ACCORDING TO THE MAP THEREOF, RECORDED ON JULY 26, 1974, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 804139, BEING A PORTION OF THE SOUTH 75 FEET OF THE NORTH 1,065 FEET OF GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 530.4 FEE OF THE SOUTH 75 FEET OF THE NORTH 1,065 FEET OF GOVERNMENT LOT 1, OF SAID SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT COUNTY ROADS, IF ANY;

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES OVER AND ACROSS THE SOUTH 20 FEET OF THE EAST 530.4 FEET OF THE SOUTH 75 FEET OF THE NORTH 1,065 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT ANY PORTION LYING WITHIN COUNTY ROAD RIGHT OF WAY, THEREIN.