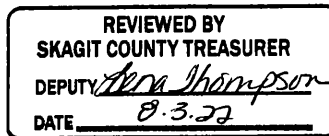




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08/03/2022 11:06 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
1520 SOUTH SECOND STREET
MOUNT VERNON, WA 98273
ATTENTION: DEBRA HOUBEN



RIGHT OF WAY EASEMENT

CNG317
David
P-127852
P-127853

City: MOUNT VERNON
County: SKAGIT
W.O.#: 294855

The undersigned MOUNT BAKER MOTOR SPORTS LLC (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 easement over the following described property of the Grantor:

PROPERTY DESCRIPTION:

EXHIBIT B

Portions of Lots 5 and 6, City of Mount Vernon Short Plat No. LU-06-060 approved July 24, 2008 and recorded July 29, 2008 under Auditor's File No. 200807290144, records of Skagit County, Washington Being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M.

EASEMENT DESCRIPTION:

EXHIBIT A

A 10.00 foot wide easement for a natural gas line (and the maintenance thereof), over, under, and across portions of Lots 5 and 6, City of Mount Vernon Short Plat No. LU-06-060 approved July 24, 2008 and recorded July 29, 2008 under Auditor's File No. 200807290144, records of Skagit County, Washington Being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M.

BEGINNING at the Northeast corner of Lot 5, said Short Plat No. LU-06-060, also being the Northwest Corner of Lot 4 of said Short Plat;
thence south 0°25'07" East along the East line of said Lot 5, for a distance of 251.09 feet to the Southeast corner of said Lot 5 at a Northeast corner of Tract "Y" of said Short Plat;
Thence South 89°34'53" West along the Northerly line of said Tract "Y", also being the Southerly line of said Lot 5 for a distance of 10.00 feet;
Thence North 0°25'07" West parallel with the East line of said Lot 5, for a distance of 311.09 feet to a point 60.00 feet Northerly (as measured perpendicular to said North line) of the common North line of said Lot 5 with Lot 6 of said Short Plat;
Thence North 89°34'53" East parallel with said North line of Lot 5, for a distance of 10.00 feet, more or less, to a point bearing North 0°25'07" West from the POINT OF BEGINNING.
Thence South 0°25'07" East for a distance of 60.00 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 3,111 sq ft

Cascade Natural Gas Corporation
Right of Way Easement

TAX PARCEL NUMBER: P-127852, P-127853

The Grantee is granted the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering equipment under, over, through, and across the above-described property. 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, and facilities 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 erect any structure 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 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 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 3rd day of AUGUST 2022.

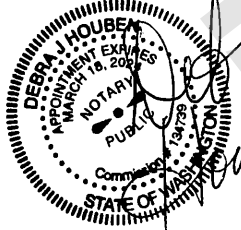
State of Washington)

County of Skagit^{SS.}

Cascade Natural Gas Corporation
Right of Way Easement

I certify that I know or have satisfactory evidence that Mr. Dan Santz and _____ are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/3/22



Notary Public
Print Name

My commission expires

Debra J Houben
3/18/24

Exhibit "A"

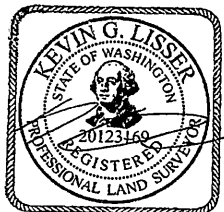
A 10.00 foot wide easement for a natural gas line (and the maintenance thereof), over, under and across portions of Lots 5 and 6, City of Mount Vernon Short Plat No. LU-06-060 approved July 24, 2008 and recorded July 29, 2008 under Auditor's File No. 200807290144, records of Skagit County, Washington being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M. and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 5, said Short Plat No. LU-06-060, also being the Northwest corner of Lot 4 of said Short Plat;
thence South 0°25'07" East along the East line of said Lot 5, for a distance of 251.09 feet to the Southeast corner of said Lot 5 at a Northeast corner of Tract "Y" of said Short Plat;
thence South 89°34'53" West along the Northerly line of said Tract "Y", also being the Southerly line of said Lot 5 for a distance of 10.00 feet;
thence North 0°25'07" West parallel with the East line of said Lot 5, for a distance of 311.09 feet to a point 60.00 feet Northerly (as measured perpendicular to said North line) of the common North line of said Lot 5 with Lot 6 of said Short Plat;
thence North 89°34'53" East parallel with said North line of Lot 5, for a distance of 10.00 feet, more or less, to a point bearing North 0°25'07" West from the POINT OF BEGINNING;
thence South 0°25'07" East for a distance of 60.00 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 3,111 sq ft



7-21-22

EXHIBIT "B"

