

POOR ORIGINAL

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11/29/2022 11:01 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

RETURN ADDRESS:

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 11/29/2022



EASEMENT

REFERENCE #: N/A
GRANTOR: DONALD CLASEN AND BARBARA CLASEN
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN GOV. LOT 3, NE ¼ SW ¼ 27, T36N, R2E W.M.
ASSESSOR'S TAX #: P47192 / 360227-0-002-0219

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DONALD CLASEN AND BARBARA CLASEN, a married couple ("Owner"), hereby grants and conveys to PUGET SOUND ENERGY, INC., a Washington corporation ("PSE"), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along, across and through the following described real property in Skagit County, Washington (the "Property"):

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 the ("Easement Area") 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 the purposes of transmission, distribution and sale of electricity. Such systems may include:

a. 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.

b. **Underground facilities.** Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, 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.

2. Access. PSE shall have a reasonable right of access to the Easement Area over and across the Property to enable PSE to exercise its rights granted in this easement.

3. Easement Area Clearing and Maintenance. PSE shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the right 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.

4. 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 reasonable judgment cause damage to PSE's systems and/or present a hazard to the general public health, safety or welfare as defined in RCW 64.12.035. 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.

5. Restoration. Following the 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.

6. 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 perform the following activities without PSE's prior written consent: (1) excavate within or otherwise change the grade of the Easement Area; (2) construct or maintain any buildings, structures or other objects on the Easement Area; and/or (3) conduct any blasting within 300 feet of PSE's facilities.

7. Indemnity. PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of PSE's negligence, or the negligence of PSE's employees, agents or 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, its employees, agents or contractors or the negligence of third parties.

8. Attorneys' Fees. The prevailing party in any lawsuit brought to enforce or interpret the terms of this Easement shall be entitled to recover its reasonable attorneys' fees and costs incurred in said suit, including on appeal.

9. Successors and Assigns. This Easement is binding upon and will inure to the benefit of the successors and permitted assigns of the parties. PSE may not assign or otherwise transfer any of its rights, obligations or interest under this Easement without the prior written consent of Owner, which consent may not be unreasonably withheld. Notwithstanding the foregoing, PSE may assign this Easement to an affiliate or in connection with a merger, acquisition, corporate reorganization, sale of assets or other change in control.

10. Complete Agreement; Amendment; Counterparts. This Easement contains the entire agreement of the parties with respect to this subject matter and supersedes all prior writings or discussions relating to the Easement. This Easement may not be amended except by a written document executed by

the authorized representatives of Owner and PSE. This Easement may be executed in counterparts, each of which shall be treated as an original for all purposes and all executed counterparts shall constitute one agreement.

11. Warranty and Representation of Authority. The parties each represent to the other that the person or persons executing this Easement have authority to do so and to bind the parties hereunder. All consents, permissions and approvals related to this Easement, and the obligations hereunder, have been obtained. Owner further warrants to PSE that it has the necessary right, title and interests in the Property to grant the easement rights set forth herein.

12. Severability. Invalidation of any of the provisions contained in this Easement, or of the application thereof to any person, by judgment or court order, shall in no way affect any of the other provisions thereof or the application thereof to any other person and the same shall remain in full force and effect. If a provision is found to be unenforceable or invalid, that provision shall be modified or partially enforced to the maximum extent permitted by law to effectuate the purpose of this agreement.

13. Non-Waiver. The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

DATED this 22 day of November, 2022.

OWNER:

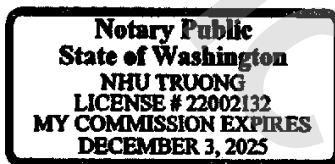
By: Donald Clasen
Donald Clasen

By: Barbara Clasen
Barbara Clasen

STATE OF WASHINGTON)
) SS
COUNTY OF King)

On this 22nd day of November, 2022, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **DONALD CLASEN and BARBARA CLASEN** to me known to be the individuals 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.



Nhu Truong
(Signature of Notary)

Nhu Truong

(Print or stamp name of Notary)

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

My Appointment Expires: 12/03/2025

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

Exhibit "A"

UNRECORDED

THAT PORTION OF THE EAST 579 FEET OF THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST W.M., LYING BETWEEN THE WEST LINE OF SAID GOVERNMENT LOT AND THE WEST LINE OF THE "MAP OF THE TOWN OF SAMISH IN SAMISH ISLAND, WHATCOM COUNTY, W.T.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE ABOVE DESCRIBED TRACT WITH THE MEANDER LINE OF BELLINGHAM BAY;
THENCE EAST ALONG THE MEANDER LINE OF BELLINGHAM BAY TO A POINT THAT IS 100 FEET EAST OF SAID WEST LINE;
THENCE SOUTH 200 FEET;
THENCE WEST 100 FEET TO SAID WEST LINE;
THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT A, SKAGIT COUNTY SHORT PLAT NO. 34-78, APPROVED JANUARY 3, 1979, AND RECORDED JANUARY 5, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 59, UNDER AUDITOR'S FILE NO. 894251, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

LYING NORTH AND WEST OF A LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT A OF SAID SHORT PLAT;
THENCE NORTH 00°37'49" EAST (SHOWN AS NORTH 00°05' EAST ON SAID SHORT PLAT) ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 582.79 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION;
THENCE SOUTH 89°20'44" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
THENCE NORTH 23°34'55" EAST, A DISTANCE OF 175.90 FEET;
THENCE NORTH 00°37'49" EAST PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 114.76 FEET TO THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 10 FEET OF THE REMAINDER OF SAID TRACT A.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITIES OVER WHARF ROAD AS RESERVED IN INSTRUMENT RECORDED SEPTEMBER 16, 1996, UNDER AUDITOR'S FILE NO. 9809160104.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 10 FEET IN WIDTH AS DESCRIBED AND CONVEYED IN INSTRUMENT RECORDED JULY 8, 1998, UNDER AUTIOR'S FILE NO. 9807080080.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.