

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 01/18/2023



EASEMENT

REFERENCE #: N/A
GRANTOR: KYLE R. CREWS
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: LOT 1-16, BLK 23, GIBRALTER & LOTS 1-32, BLK 43, GIBRALTER (NE SE18-34N-02E)
ASSESSOR'S TAX #: P73526 & P73552

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KYLE R. CREWS**, a single man ("Grantor"), hereby grants and conveys, including any after-acquired title, 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:

Easement Area No. 1 (Overhead Facilities): 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 PSE's facilities as now constructed within the above described Property (as shown on "Parcel A" of Exhibit "B" which is attached hereto and by this reference made a part hereof).

Easement Area No. 2 (Underground Facilities): A right of way ten (10) feet in width with five (5) feet on each side of a centerline described as follows: Beginning at PSE's pole located within Easement Area No. 1, thence West at a right angle to the unopened County right-of-way commonly known as California Street to a point located five (5) feet East of the West margin of said unopened right-of-way, thence North parallel to and five (5) feet distant from said West margin to the North line of the above described Property and the end of this centerline description (as shown on "Exhibit "B" which is attached hereto and by this reference made a part hereof).

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. One pole and its support structures with crossarms, braces, guys and anchors; electric distribution lines; fiber optic cable and other lines, transformers, 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, and cables for electricity; fiber optic cable and other lines, cables and facilities for communications, 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 Grantor prior notice that such trees will be cut, trimmed, removed or disposed. Grantor 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. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor 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 Grantor from and against liability incurred by Grantor 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 Grantor for that portion of any such liability attributable to the negligence of Grantor, 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 Grantor, 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 Grantor 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. Grantor 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 12 day of January, 2023.

GRANTOR:

KYLE R. CREWS
KYLE R. CREWS

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) SS

On this 12th day of January, 2023, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KYLE R. CREWS, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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.



Isa
(Signature of Notary)
Israel Nava-Alaniz
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at Amurks, WA
My Appointment Expires: July 22nd, 2026

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

EXHIBIT "A"**Parcel A:**

The West 6.00 feet of Lot 7, Lots 8 through 16, inclusive, Block 23, Plat of the Townsite of Gibraltar, as per the plat recorded as Volume 1 of Plats, Pages 19 and 20, records of Skagit County, Washington.

Together with those vacated portions of Georgia Street, Nebraska Street, and the North half of alley as disclosed by Quit Claim Deed recorded April 29, 2016, under Auditor's File No. 201604290133, as they abut said Lots.

Together with any portion of the unopened County right-of-way known as California Street that may attach by operation of law.

Situate in Skagit County, Washington.

Parcel B:

Lots 1 through 32 inclusive, Block 43, Plat of the Townsite of Gibraltar, as per plat recorded as Volume 1 of Plats, Pages 19 and 20, records of Skagit County, Washington.

Together with those vacated portions of Virginia Street, Georgia Street, Nebraska Street, and the alley as disclosed by Quit Claim Deed recorded April 29, 2016, under Auditor's File No. 201604290134.

Together with Lots 1 through 6, and Lot 7, except the West 6.00 feet thereof, all in Block 23, Plat of the Townsite of Gibraltar, as per plat recorded as Volume 1 of Plats, Pages 19 and 20, records of Skagit County, Washington.

Together with those vacated portions of Georgia Street, Nebraska Street, and the North half of the alley as disclosed by Quit Claim Deed recorded April 29, 2016, under Auditor's File No. 201604290133, as they abut said Lots.

Together with any portion of the unopened County right-of-way known as California Street that may attach by operation of law.

Situate in Skagit County, Washington.

EXHIBIT "B"
(EASEMENT AREA)

