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03/15/2023 01:56 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY <u>Kaure Ovdman</u> DATE <u>3/15/2023</u>
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WHEN RECORDED RETURN TO:  
CASCADE NATURAL GAS CORPORATION  
1520 S 2<sup>nd</sup> St  
Mount Vernon WA 98273  
ATTENTION: Debra J Houben

**RIGHT OF WAY EASEMENT**

CNG317

City: Mount Vernon  
County: Skagit  
Project #:

Tom Luehmann

The undersigned Tom Luehmann (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:** THE SOUTH 10 FEET OF TRACT 17 AND THE NORTH 2/3 OF TRACT 18, BIG LAKE WATER FRONT TRACTS, RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 17 OF SAID BIG LAKE WATER FRONT TRACTS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 17, 10 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTH LINE OF TRACT 18, 160 FEET, TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTHEASTERLY PARALLEL TO THE WEST LINE OF SAID TRACT 18 TO A POINT ALONG THE SOUTH LINE OF THE NORTH 2/3 OF SAID TRACT 18, SAID POINT BEING THE TERMINATION OF THIS LINE DESCRIPTION.

**EASEMENT DESCRIPTION:**

A STRIP OF LAND TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET ON EACH SIDE OF THE CENTER LINE OF GRANTEE FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED WITHIN THE ABOVE DESCRIBED PROPERTY.

**TAX PARCEL NUMBER: P61978**

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.

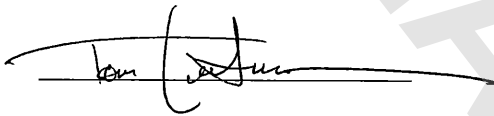
Cascade Natural Gas Corporation  
Right of Way Easement  
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Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

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.

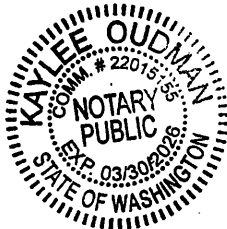
In witness whereof, the undersigned have executed this easement this 15<sup>th</sup> day of MARCH 2023.

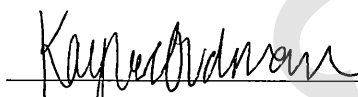


State of Washington  
County of Skagit ) ss.

I certify that I know or have satisfactory evidence that THOMAS (TOM) LUEHMANN is the person who appeared before me, and said person 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: 3/15/2023



  
Notary Public  
Print Name Kaylee Oudman  
My commission expires 3/30/2026