



202304270013

04/27/2023 09:31 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
8113 W. GRANDRIDGE BLVD.
KENNEWICK, WA 99336
ATTENTION: Engineering / Right of Way

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6264

APR 27 2023

Amount Paid \$ 26.71
Skagit Co. Treasurer
By  Deputy

**CASCADE NATURAL GAS CORPORATION
PIPELINE EASEMENT**

THIS EASEMENT, made this 5 day of April, 2023, by and between CASCADE NATURAL GAS CORPORATION, a Washington corporation, whose principal address is 8113 W Grandridge Blvd., Kennewick, Washington (hereinafter referred to as the "COMPANY"), its successors and assigns, and the following named persons, herein, whether singular or plural, hereinafter called "OWNER," namely: Cornelius DeBoer, a single man, whose address is 8426 District Line Road Burlington, WA 98233.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 60 feet in width, being more particularly described in Exhibit A, attached hereto and made part hereof, through, over, under and across the tract of land hereinafter described, for the purpose of installing and constructing thereon, and thereafter to operate, inspect, protect, improve, maintain, repair, increase the capacity of, remove, replace, and abandon in place, a gas pipeline or lines, including without limitation necessary pipes, regulation devices, equipment, fixtures, and facilities related to the operation or maintenance of said gas lines, said tract of land being situated in the County of Skagit, State of Washington, and more particularly described as follows:

PROPERTY DESCRIPTION:

(10.0000 ac) CU F&A #169 AF#751463 1973 TRNSF AF#807137: DR14: E1/2 S1/2 NW1/4 NW1/4, SECTION 22, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

TAX PARCEL NUMBER: P37079

DESCRIPTION OF THE EASEMENT AREA:

See EXHIBIT A, attached hereto and incorporated by reference.

During construction periods, COMPANY and its agents may use 40 additional feet of OWNER's property along and adjacent to said easement in connection with the construction of said facilities. Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above described premises across adjacent lands of the OWNER, its successors and assigns, at convenient points for the enjoyment of the aforesaid uses, rights, and privileges.

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works, or other structures upon, over, or under the above described tract of land or that would interfere with said pipeline or lines or COMPANY'S rights hereunder. COMPANY shall have the right, but not the obligation, to cut and clear trees and shrubbery from the above described tract of land.

COMPANY hereby agrees that it will pay reasonable damages, to be agreed upon by the parties, that may result to the crops, fences, buildings and improvements on said premises caused by constructing,

Cascade Natural Gas Corporation
Right of Way Easement
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reconstructing, inspecting, protecting, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or pipelines.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

Cornelius DeBoer
By: Cornelius DeBoer

STATE OF Washington)
COUNTY OF Skagit)ss

On this 5 day of April, 2023, before me personally appeared Cornelius DeBoer known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he executed the same.

(THIS SPACE FOR RECORDING DATA ONLY)

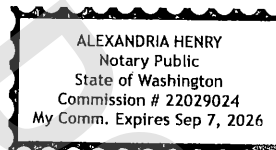
Alexandra Henry
Notary Signature

Notary Public, Skagit County,

State of Washington

Residing at Burlington, WA

(SEAL)



My Commission Expires: September 7, 2026

CNG317 Project No. 295626

City Lacey County Thurston

EXHIBIT A
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EXHIBIT A
PERMANENT PIPELINE EASEMENT

A TRACT OF LAND 21.5 FEET IN WIDTH THROUGH THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION SUBDIVISION, 37.34 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 71°15' WEST FOR A DISTANCE OF 125.16 FEET, ALONG THE NORTH LINE OF THE EXISTING GAS EASEMENT, AUDITORS FILE NUMBER 551203, RECORDS OF SKAGIT COUNTY WASHINGTON, TO A POINT ON THE SOUTH LINE OF SAID SECTION SUBDIVISION AND WEST A DISTANCE OF 118.81 FEET OF THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION SUBDIVISION A DISTANCE OF 72.08 FEET;

THENCE LEAVING THE SOUTH LINE, NORTH 71°15' EAST FOR A DISTANCE OF 201.09 FEET TO A POINT ON THE EAST LINE OF SAID SECTION SUBDIVISION;

THENCE SOUTH ALONG THE SAID EAST SECTION LINE FOR A DISTANCE OF 22.65 FEET, TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS APPROXIMATELY 0.08 ACRES, MORE OR LESS.



EXHIBIT A
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