

**RETURN ADDRESS:**

Puget Sound Energy, Inc.  
Attn: Real Estate/Right of Way  
1660 Park Lane  
Burlington, WA 98233

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 05/10/2023



**EASEMENT**

REFERENCE #: N/A  
GRANTOR: ANDREA ARNOLD and BLAKE ARNOLD  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: Ptn. NW, 33-35-8 (Aka Ptn. Tracts 21 & 22, Unrecorded plat of Steelhead Bend)  
ASSESSOR'S TAX #: 350533-0-001-2103, P134991

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANDREA ARNOLD and BLAKE ARNOLD, 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:

**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. 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.

**5. 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.

**6. 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.

**7. 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.

**8. 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.

**9. 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.

**10. 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.

**11. 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.

**12. 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 10<sup>th</sup> day of May, 2023.

OWNERS:

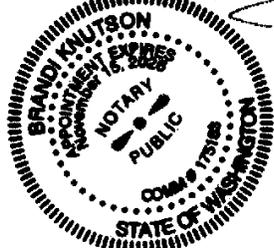
By:   
ANDREA ARNOLD

By:   
BLAKE ARNOLD

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

On this 10 day of May, 2023, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANDREA ARNOLD and BLAKE ARNOLD, to me known to be the individual(s) 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 here to affixed the day and year in this certificate first above written.



  
(Signature of Notary)  
Brandi Knutson  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State of Washington, residing  
at 2424 W. Madison  
My Appointment Expires: NOV 15, 2026

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

**EXHIBIT "A"**  
**(REAL PROPERTY LEGAL DESCRIPTION)**

**PARCEL "A"**

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ¼;  
 THENCE NORTH 0°18'51" WEST (CALLED NORTH 0°47'30" WEST ON PREVIOUS DESCRIPTIONS), ALONG THE WEST LINE OF SAID NORTHWEST ¼, FOR A DISTANCE OF 2,010 FEET;  
 THENCE NORTH 89°55'08" EAST (CALLED NORTH 89°25'29" EAST ON PREVIOUS DESCRIPTIONS), PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ¼, FOR A DISTANCE 990.00 FEET;  
 THENCE SOUTH 0°18'51" EAST (CALLED SOUTH 0°47'30" EAST ON PREVIOUS DESCRIPTIONS), PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼, FOR A DISTANCE OF 269.36 FEET, TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 89°49'21" EAST (CALLED NORTH 89°19'42" EAST ON PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 415.81 FEET;  
 THENCE SOUTH 1°02'15" WEST (CALLED SOUTH 0°33'37" WEST ON PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 1,081.54 FEET;  
 THENCE SOUTH 89°55'08" WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ¼, A DISTANCE OF 390.30 FEET TO A POINT BEARING SOUTH 0°18'51" EAST FROM THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 0°18'51" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ FOR A DISTANCE OF 1,078.00 FEET (CALLED 1,080.64 FEET IN PREVIOUS DESCRIPTIONS) TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 201.60 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) THEREOF.

(BEING A PORTION OF TRACTS 21 AND 22 OF THE UNRECORDED PLAT OF STEELHEAD BEND).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "B"**

A NON-EXCLUSIVE EASEMENT 100 FEET IN WIDTH OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 33;  
 THENCE SOUTH 89°25'29" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET;  
 THENCE SOUTH 3°00'16" WEST, 505 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;  
 THENCE NORTH 33°00'16" EAST 505 FEET, MORE OR LESS, TO THE EAST-WEST CENTERLINE OF SAID SECTION 33;  
 THENCE CONTINUING NORTH 33°00'16" EAST 250.43 FEET;  
 THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST-WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET;  
 THENCE NORTH 0°33'37" EAST 410.00 FEET;  
 THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST-WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.