

RETURN ADDRESS:
Puget Sound Energy, Inc.
Bryan Petri, Major Projects
P.O. Box 97034 BOT-020
Bellevue, WA 98009-9734

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236526
May 18 2023
Amount Paid \$29.00
Skagit County Treasurer
By Lena Thompson Deputy



EASEMENT

REFERENCE #: N/A
GRANTOR (Owner): STEPHEN J. GRANAHAN AND PAMELA K. GRANAHAN
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN S 1/2 OF SE 1/4 SEC 23-T34N-R4E, W.M.
ASSESSOR'S TAX #: P27696 / 340423-4-008-0003

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, **STEPHEN J. GRANAHAN AND PAMELA K. GRANAHAN**, husband and wife ("Owner" herein), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE" herein), for the purposes described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (the "Property" herein) in Skagit County, Washington:

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 ("Easement Area" herein) described and depicted as follows:

- COMMENCING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED REAL PROPERTY;**
- THENCE SOUTHERLY ALONG THE EASTERLY PROPERTY LINE A DISTANCE OF 182 FEET TO THE TRUE POINT OF BEGINNING;**
- THENCE CONTINUE SOUTHERLY A DISTANCE OF 10 FEET;**
- THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 10 FEET;**
- THENCE NORTHERLY PARALLEL TO SAID EASTERLY PROPERTY LINE A DISTANCE OF 10 FEET;**
- THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**

(CONTAINING 100 SQUARE FEET, MORE OR LESS)

SEE ATTACHED "EXHIBIT B" FOR REFERENCE.

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 purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

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; and

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

2. Easement Area Clearing and Maintenance. PSE shall have the right, but not the obligation to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the right, but not the obligation, 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.

3. 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 sole judgment, interfere with or create a hazard to PSE's systems. 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.

4. Restoration. Following 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 excavate within or otherwise change the grade of the Easement Area or construct or maintain any buildings or structures on the Easement Area and Owner shall do no blasting within 300 feet of PSE's facilities without PSE's prior written consent.

6. Indemnity. PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of the negligence of PSE or its 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 or the negligence of others.

7. Termination. The rights herein granted shall continue until such time as PSE terminates such right by written instrument. If terminated any improvements remaining in the Easement Area shall become the property of Owner. No termination shall be deemed to have occurred by PSE's failure to install its systems on the Easement Area.

8. Successors and Assigns. PSE shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall be binding upon their respective successors and assigns.

[Signatures to follow next page]

DATED this 27 day of APRIL, 2022

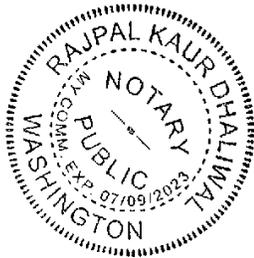
OWNER:

Stephen J. Granahan
STEPHEN J. GRANAHAN

STATE OF WA)
COUNTY OF Skagit)^{ss}

On this 27th day of April, 2023 before me, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared **STEPHEN J. GRANAHAN**, to me known to be the individual 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.



Rajpal Kaur Dhaliwal
(Signature of Notary)
Rajpal Dhaliwal
(Print or stamp name of Notary)

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

My Appointment Expires: 07-09-2023

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

EXHIBIT A
Property Legal Description
Skagit County Parcel No. P27696

THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO ROBERT W. DENHAM AND BARBARA R. DENHAM, HUSBAND AND WIFE, BY DEED RECORDED MARCH 30, 1973, UNDER AUDITOR'S FILE NO. 782743, WHICH LINE IS APPROXIMATELY 923 FEET NORTH OF THE SOUTH SECTION LINE, WITH THE WEST BOUNDARY LINE OF THE BIG LAKE - CLEAR LAKE ROAD; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID DENHAM TRACT, 520 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 23, 350 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SAID DENHAM TRACT, 750 FEET, MORE OR LESS, TO THE WEST LINE OF SAID COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID COUNTY ROAD, 400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN $\frac{1}{2}$ INTEREST IN ALL WATER THAT FLOWS FROM A SPRING AND A RIGHT AND EASEMENT TO KEEP AND MAINTAIN A PIPE LINE, TOGETHER WITH THE RIGHT TO ENTER SAID LANDS FOR THE PURPOSE OF REPAIRING AND KEEPING IN REPAIR SAID PIPE LINE AS SET FORTH IN DEED RECORDED AUGUST 18, 1913, UNDER AUDITOR'S FILE NO. 97933.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B
Easement Depiction for Reference

