



202307140044

07/14/2023 12:46 PM 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 7278
JUL 14 2023

Amount Paid \$ 1062.
By Skagit Co. Treasurer
Deputy

**CASCADE NATURAL GAS CORPORATION
PIPELINE EASEMENT**

THIS EASEMENT, made this 29th day of June, 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: Karen A Twede and Kent J Knutzen, wife and husband, whose address is 18211 Josh Wilson Rd, 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:

(34.0700 ac) CU F&A #601 AF#762504 1973: DR14: S1/2 OF THE NW1/4 OF THE NE1/4 LESS ROAD & LESS THE NORTH 300 FEET OF THE WEST 400 FEET ALSO INCLUDES THE W1/2 NE1/4 NE1/4 EXCEPT THE NORTH 310 FEET OF THE WEST 360 FEET, SECTION 22, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

TAX PARCEL NUMBER: P116919

DESCRIPTION OF THE EASEMENT AREA:

See EXHIBIT A, attached hereto and incorporated by reference.

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, reconstructing, inspecting, protecting, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or pipelines.

Cascade Natural Gas Corporation
Right of Way Easement
Page 2

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.

Karen A Twede
By: Karen A Twede

Kent J Knutzen
By: Kent J Knutzen

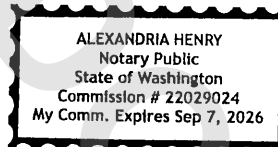
STATE OF Washington)
COUNTY OF Skagit)ss

On this 29 day of June, 2023, before me personally appeared Karen A Twede and Kent J Knutzen 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)

Alexandria Henry
Notary Signature
Notary Public, Skagit County,
State of Washington
Residing at Burlington

(SEAL)



My Commission Expires: 9.7.2026

CNG317 Project No. 295626

City Lacey County Thurston

EXHIBIT A
Page 1 of 2

EXHIBIT A
PIPELINE EASEMENT

A PORTION OF LAND SITUATED WITHIN THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED 201301310118, SKAGIT COUNTY RECORDS, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SECTION 22., TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON,

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22;

THENCE SOUTH 88°55'03" EAST, ALONG THE SOUTHERLY 1/16 LINE, FOR A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS ROAD AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID 1/16 LINE, THENCE SOUTH 88°55'03" EAST FOR A DISTANCE OF 53.00 FEET;

THENCE NORTH 43°39'15" WEST FOR A DISTANCE OF 74.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS ROAD;

THENCE SOUTH 01°36'33" WEST, ALONG THE SAID RIGHT-OF-WAY, FOR A DISTANCE OF 53.00 FEET TO THE **POINT OF BEGINNING**.

SAID PIPELINE EASEMENT CONTAINS APPROXIMATELY 1404 SQUARE FEET, MORE OR LESS.

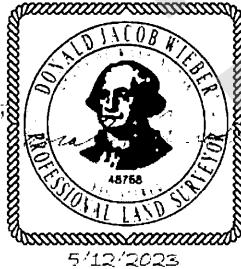


EXHIBIT APage 2 of 2