

202311150027  
11/15/2023 12:03 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 8754  
NOV 15 2023  
Amount Paid \$ 12.13  
Skagit Co. Treasurer  
By *GA* Deputy

**CASCADE NATURAL GAS CORPORATION  
PIPELINE EASEMENT**

THIS EASEMENT, made this 25<sup>th</sup> day of October, 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: LRO Burlington LLC, a Washington limited liability company, whose address is 12329 11th Tee Lane, Burlington, WA 98233.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 14.99 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:**

(21.3400 ac) CU F&A #442 AF#761471 1973 TRNSF AF#809993: DR14: W 22.80AC OF W1/2 SE1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., S OF R/W LESS TAX 2

(20.8200 ac) CU F&A #440 AF#763396 1973 TRNSF AF#809991: DR 14: W1/2 SE1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LY SLY OF R/W PSP & L CO EXC RDS & EXC W 22.8 AC

**TAX PARCEL NUMBER: P38124 & P38125**

**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, 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.

Andrea Martin  
By: LRO Burlington LLC

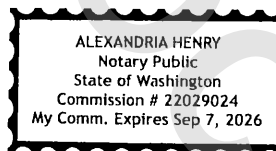
STATE OF Washington )  
COUNTY OF Skagit )ss

On this 25 day of October 2023, before me personally appeared Andrea Martin to me known to be the of LRO Burlington LLC, a Washington Limited Liability Company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that (he/she/they) (is/are) authorized to execute said instrument.

(THIS SPACE FOR RECORDING DATA ONLY)

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

(SEAL)



My Commission Expires: 9/7/2026

CNG317 Project No. 295626

City Lacey County Thurston

EXHIBIT APage 1 of 2**EXHIBIT A**  
**PERMANENT PIPELINE EASEMENT**

A STRIP OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, ALONG AN EXISTING PIPELINE EASEMENT AUDITOR'S FILE NUMBER 550860, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHWEST CORNER THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SOUTH 02°11'15" WEST FOR A DISTANCE OF 484.56 FEET;

THENCE SOUTH 41°39'29" EAST FOR A DISTANCE OF 888.33 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF SAID EXISTING PIPELINE EASEMENT AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHEASTERLY SIDELINE OF THE SAID EXISTING PIPELINE EASEMENT SOUTH 54°06'24" WEST FOR A DISTANCE OF 170.87 FEET;

THENCE NORTH 59°03'06" EAST FOR A DISTANCE OF 173.02 FEET;

THENCE NORTH 41°39'29" WEST FOR A DISTANCE OF 14.99 FEET TO THE **POINT OF BEGINNING**.

SAID PERMANENT PIPELINE EASEMENT CONTAINS 1,274 SQUARE FEET, MORE OR LESS.



EXHIBIT A  
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