

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: Real Estate Dept. /SM
P.O. Box 97034, BEL-08W
Bellevue, WA 98009-9734

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Shannon Burrow
DATE 12/20/2023



EASEMENT

REFERENCE #:
GRANTOR (Owner): **BRUCE A. GENTRY & LAURIE S. GENTRY**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion of SE NE 19-34-03E**
ASSESSOR'S PROPERTY TAX PARCEL: **P22168**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRUCE A. GENTRY & LAURIE S. GENTRY**, a husband and wife ("Owner"), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE"), for the purposes hereafter set forth, a nonexclusive perpetual easement over, under, along, across and through the following described real property (the "Property" herein) in Skagit County, Washington:

THE SOUTH 208.7 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,;

EXCEPT THE COUNTY ROAD RIGHTS-OF-WAY KNOWN AS THE LACONNER-WHITNEY ROAD AND MCLEAN ROAD ALONG THE WEST AND SOUTH LINES THEREOF.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Except as may be otherwise set forth herein PSE's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

A STRIP OF LAND 4 FEET IN WIDTH X 103 FEET IN LENGTH LYING WITHIN THE GRANTOR PARCEL AS DESCRIBED BELOW AND APPROXIMATELY SHOWN ON THE ATTACHED EXHIBIT "A".

THE EAST 103 FEET OF THE WEST 114 FEET OF THE NORTH 4 FEET OF SAID PROPERTY.

FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, AND REMOVAL OF A GROUND GRID CONSISTING OF COPPER WIRE BURIED UNDER LARGE DIAMETER YARD ROCK.

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. 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 reasonable judgment cause damage to PSE's systems and/or present a hazard to the general public health, safety or welfare as defined in RCW 64.12.035. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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 19 day of December, 2023.

Grantor: Bruce Gentry

By: Bruce Gentry
Bruce Gentry

Grantor: Laurie Gentry

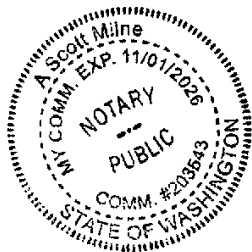
By: Laurie Gentry
Laurie Gentry

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 19th day of December, 2023, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **BRUCE GENTRY** to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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.



A. Scott Milne
(Signature of Notary)

A. SCOTT MILNE
(Print or stamp name of Notary)

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

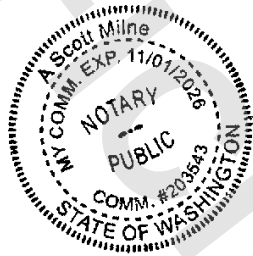
My Appointment Expires: 11/1/2026

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 19th day of December, 2023, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **LAURIE GENTRY** to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his 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.



A. Scott Milne
(Signature of Notary)

A. SCOTT MILNE
(Print or stamp name of Notary)

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

My Appointment Expires: 11/1/2026

Exhibit "A"

