



202410230046

10/23/2024 01:30 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
1520 SOUTH SECOND STREET
MOUNT VERNON, WA 98273
ATTENTION: JAMES HOBBS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2670
OCT 23 2024

Amount Paid \$ 1105.00
Skagit Co. Treasurer
By Deputy

RIGHT OF WAY EASEMENT

CNG317

City: Mount Vernon
County: Skagit
W.O.#: 301557

The undersigned Michael Hollick and Kristel Ann Hollick, husband and wife, (hereinafter referred to as the "Grantor"), for and in consideration of mutual benefit of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant to **CASCADE NATURAL GAS CORPORATION**, a Washington corporation (hereinafter referred to as the "Grantee"), a nonexclusive easement over the following described property of the Grantor:

PROPERTY DESCRIPTION:

THE SOUTH 750 FEET OF THE WEST 281 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT GUNDERSON ROAD ALONG THE SOUTH LINE. TOGETHER WITH THAT PORTION OF VACATED UNNAMED ROAD (KNOWN AS BAKER HEIGHTS ROAD) WHICH WAS VACATED JUNE 27, 1967 BY SKAGIT COUNTY UNDER COMMISSIONER'S RESOLUTION NO. 12012, WHICH HAS REVERTED TO SAID REMISES BY OPERATION OF LAW. SURVEY AF#201712010092

TAX PARCEL NUMBER: P24653

EASEMENT DESCRIPTION:

SEE ATTACHED EXHIBITS A & B.

The Grantee is granted the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering equipment under, over, through, and across the above-described property. The Grantee is further granted an easement for the nonexclusive right of access to and from said property for the purpose of utilizing the rights herein granted.

The term "pipeline" includes gas lines, services, machinery, equipment, and facilities related to the operation or maintenance of said gas lines. The Grantor, on behalf of itself and its agents, invitees and licensees, agrees not to impair or interfere with the full use and enjoyment by the Grantee of the rights herein granted.

Without limiting the generality of the foregoing, the Grantor shall not erect any structure within the easement area, or conduct or permit any activities that may impair or interfere with the rights herein granted.

Grantor agrees to cooperate with Grantee to obtain all necessary permits, licenses and governmental action so that Grantee may enjoy the full use and benefit of this right-of-way easement.

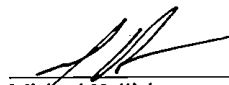
The Grantee agrees to hold the Grantor harmless from any loss, cost, or damage resulting from the Grantee's negligence in connection with the operation or maintenance of any pipelines installed under or over the easement premises and the Grantor agrees to hold the Grantee

Cascade Natural Gas Corporation
Right of Way Easement
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harmless from any loss, cost, or damage caused by the Grantor, its agents, invitees, or licensees or from any breach of this easement.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

In witness whereof, the undersigned have executed this easement this 22 day of October 2024.



Michael Hollick

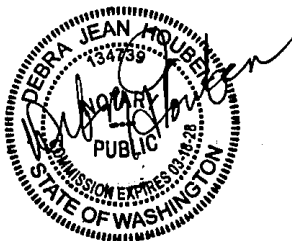


Kristel Ann Hollick

State of Washington)
) ss.
County of SKagit)

I certify that I know or have satisfactory evidence that Michael Hollick and Kristel Hollick are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/22/24



Notary Public
Print Name Debra J Houben
My commission expires 3/18/28

Exhibit "A"

An easement for a natural gas regulator station, appurtenances, and the maintenance thereof over, under and across a portion of Southwest 1/4 of the Northwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest corner (West 1/4 corner) of Section 13;
thence North 00°02'20" West along the West line of said Northwest quarter of Section 13, for a distance of 25.00 feet, more or less, to the Northerly right-of-way margin of Gunderson Road;
thence South 89°53'17" East along said Northerly right-of-way margin for a distance of 235.22 feet to the TRUE POINT OF BEGINNING;
thence North 00°06'43" East for a distance of 15.00 feet;
thence South 89°53'17" East for a distance of 15.00 feet;
thence South 00°06'43" West for a distance of 15.00 feet, more or less, to said Northerly right-of-way margin to a point bearing South 89°53'17" East from the TRUE POINT OF BEGINNING;
thence North 89°53'17" West along said Northerly right-of-way margin for a distance of 15.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 225 sq ft



EXHIBIT "B"

UTILITY EASEMENT EXHIBIT MAP FOR CASCADE NATURAL GAS

N.W. SECTION CORNER
CALC. PER PREVIOUS SURVEY



LINE TABLE

NUM	BEARING	DISTANCE
L1	N0°06'43"E	15.00'
L2	S89°53'17"E	15.00'
L3	S0°06'43"W	15.00'
L4	N89°53'17"W	15.00'

24653

ROS AF NO. 20172010092

EASEMENT AREA

S89°53'17"E 235.22'

S89°53'17"E 2631.21'

GUNDERSON ROAD

W. 1/4 CORNER
2" IRON PIPE IN CASE
(MARCH 2024)

CENTER OF SECTION
CALC PER PREVIOUS SURVEYS



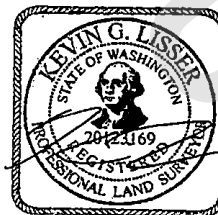
0 25 50

SCALE: 1" = 50'

MERIDIAN: ASSUMED

SURVEY IN A PORTION OF
THE SW 1/4 OF THE NW 1/4 OF
SECTION 13, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CASCADE NATURAL GAS

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442



10-18-24

DATE: 10/18/24
DWG: 24-013 ESMT