



202501070038

01/07/2025 03:39 PM Pages: 1 of 4 Fees: \$306.50  
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  
2025 - 0035  
JAN 07 2025

Amount Paid \$ 3,370.44  
Skagit Co. Treasurer  
By CC Deputy

**CASCADE NATURAL GAS CORPORATION  
PIPELINE EASEMENT**

THIS EASEMENT, made this 3<sup>RD</sup> day of DEC, 2024, 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: Gear Road Developments LLC, a Washington limited liability company, whose address is 1660 Walton Dr Burlington, WA 98233.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 30 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:**

(6.0500 ac) (DR14): THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE RAILROAD RIGHT OF WAY, LESS COUNTY ROAD.

**TAX PARCEL NUMBER: P38065**

**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. However, OWNER, its successors and assigns, shall have

Cascade Natural Gas Corporation  
Right of Way Easement  
Page 2

the right to pave the easement area with concrete or asphalt. Any paving activity shall be done at OWNER's expense, however, should COMPANY cut paving to access its facilities it shall restore such surface to existing or better condition."

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.

[Signature]  
By: Jose Mateu  
Title: GOVERNOR

STATE OF Washington  
COUNTY OF Skagit ):SS

On this 3rd day of December 2024, before me personally appeared Jose Mateu to me known to be the of Gear Road Developments 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)

[Signature]  
Notary Signature  
Notary Public, Skagit County,  
State of Washington  
Residing at Sedro Woolley WA



My Commission Expires: 08-10-2025  
CNG317 Project No. 295626  
City \_\_\_\_\_ County \_\_\_\_\_

EXHIBIT A  
Page 1 of 2

**EXHIBIT FOR**  
**PERMANENT PIPELINE EASEMENT**

A STRIP OF LAND 30.00 FEET IN WIDTH, SITUATED WITHIN THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED 202204010092, SKAGIT COUNTY RECORDS, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, BEING 15.00 FEET ON EACH SIDE THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE WEST 1/4 CORNER OF SAID SECTION 29, FROM WHICH THE NORTHWEST CORNER OF SECTION 29 BEARS NORTH 01°43'10" EAST 2623.86 FEET;

THENCE NORTH 01°43'10" EAST ALONG THE WEST LINE OF SAID SECTION 29 FOR A DISTANCE OF 205.03 FEET;

THENCE NORTH 59°03'06" EAST A DISTANCE OF 49.14 FEET TO THE **POINT OF BEGINNING** OF THE CENTERLINE OF A 30.00 FOOT STRIP;

THENCE NORTH 59°03'06" EAST A DISTANCE OF 190.80 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY OF AN EXISTING PIPELINE EASEMENT, AUDITORS FILE NUMBER 8211180028, RECORDS OF SKAGIT COUNTY AND **TERMINUS** OF THIS DESCRIPTION.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED AND SHORTENED TO CREATE A UNIFORM STRIP OF LAND THAT TERMINATES AT THE WESTERLY PROPERTY LINE OF SAID STATUTORY WARRANTY DEED AND THE SOUTHERLY RIGHT-OF-WAY OF SAID PIPELINE EASEMENT

SAID PERMANENT EASEMENT CONTAINS APPROXIMATELY 5,724 SQUARE FEET.



5/18/2023

EXHIBIT A  
Page 2 of 2

