

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department / BL
PO Box 97034 / BEL08W
Bellevue, WA 98009-9734

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251256
Apr 25 2025
Amount Paid \$13.00
Skagit County Treasurer
By Lena Thompson Deputy



EASEMENT

REFERENCE #: SKAGIT LAND TRUST
GRANTOR (Owner): PUGET SOUND ENERGY, INC.
GRANTEE (PSE): PTN SW1/4 NW1/4 SEC 3, T35N, R04E, W.M.
SHORT LEGAL: UNK / P35707-P35708
ASSESSOR'S TAX #:

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SKAGIT LAND TRUST**, a Washington non-profit corporation ("Owner"), hereby quit claims 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, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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:

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SEE EXHIBIT "C" FOR REFERENCE.

1. Purpose. PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Poles and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Following the initial construction of all or a portion of its systems, PSE may, from time to time, construct such additional facilities as it may require for such systems.

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. 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 or apportion this Easement or rights hereunder to an affiliate or in connection with a merger, acquisition, corporate reorganization, pledge of assets as collateral, sale of assets or other change in control, joint venture, tenancy-in-common or sale of business lines.

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. 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.

12. 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 10th day of April, 2025.

OWNER: **SKAGIT LAND TRUST**
a Washington non-profit corporation

BY: Kirk Johnson
(Name)

AS: President
(Title)

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

On this 10 day of April, 2025, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kirk Johnson, to me known to be the individual(s) who executed the within and foregoing instrument as Board President of Skagit Land Trust, the Washington non-profit corporation that executed the within foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned; and on oath stated that he/she/they were authorized to execute the said instrument on behalf of said Washington non-profit corporation.



Kari Odden
(Signature of Notary)
Kari Odden
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington, residing
at Mount Vernon, WA
My Appointment Expires: 10/28/28

Notary seal, text and all notations must be inside 1" margins

EXHIBIT "A"
LEGAL DESCRIPTION
APN: UNK / P35707-P35708

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, LYING NORTH OF THE JOHN GRIPP
ROAD, AND WEST OF A LINE 835 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID
SECTION 3, EXCEPT ROAD RIGHT OF WAY.

ALSO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SKAGIT BY DEED RECORDED
UNDER AUDITOR'S FILE NO. 832888, IF ANY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"
EASEMENT AREA LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED REAL PROPERTY;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY A DISTANCE OF 91 FEET TO THE TRUE POINT OF BEGINNING.
THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 10 FEET;
THENCE NORTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 10 FEET;
THENCE SOUTHEASTERLY, PARALLEL WITH SAID SOUTHERLY BOUNDARY, A DISTANCE OF 10 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 10 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS

EXHIBIT "C"
EASEMENT AREA DEPICTION FOR REFERENCE

