

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251572

May 22 2025

Amount Paid \$98.80

Skagit County Treasurer

By Kaylee Oudman Deputy



PUGET SOUND ENERGY
EASEMENT

GRANTOR: **SALISHAN FARMS, LLC**
GRANTEE: **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **LOTS 1 & 3 SP 90-40; LOT 1 SP 96-0090; LOC IN SW/SW S32 T35N R03E**
ASSESSOR'S TAX #: **P35202 / 350332-0-028-0006; P90453 / 350332-0-028-0204; P35200 / 350332-3-026-0115**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SALISHAN FARMS, LLC**, a Washington limited liability company ("Owner"), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE"), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along, across and through the following described real property in Skagit County, Washington (the "Property"):

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE.

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

THE SOUTHWESTERLY FIVE (5) FEET OF THE ABOVE DESCRIBED PROPERTY, PARALLEL WITH AND ADJACENT TO BAYVIEW-EDISON ROAD.

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 the purposes of transmission, distribution and sale of electricity. Such systems may include:

a. 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.

b. Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, 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. 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 10⁰⁹ day of April, 2025.

OWNER: SALISHAN FARMS, LLC

By: [Signature]

Its: Member

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

On this 10th day of April, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles Drackett, to me known or proved by satisfactory evidence to be the person who signed as Member of SALISHAN FARMS, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and 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 was authorized to execute the said instrument on behalf of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

[Signature]
(Signature of Notary)

Clayton Herron
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington,
residing at Burlington
My Appointment Expires: 10/29/2028

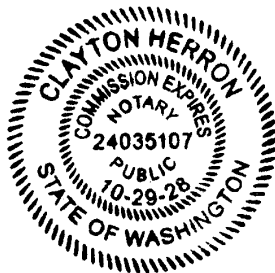


EXHIBIT A**PARCEL A (P35202):**

LOT 1, SKAGIT COUNTY SHORT PLAT No. 90-40, APPROVED AUGUST 20, 1990 AND RECORDED AUGUST 23, 1990 IN VOLUME 9 OF SHORT PLATS, PAGE 258, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9008230031; BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,

EXCEPT FROM SAID LOT 1 THAT CERTAIN PARCEL DESCRIBED ON QUIT CLAIM DEED TO TINA SNAAP, AN UNMARRIED INDIVIDUAL, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9311120120 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 676.5 FEET WEST AND 240 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION;
THENCE WEST 1,485 FEET TO THE EASTERLY LINE OF THE COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID EASTERLY LINE 660 FEET TO THE NORTH LINE OF THOSE PREMISES CONVEYED TO ELIZA FULK BY DEED DATED JANUARY 23, 1886, RECORDED FEBRUARY 5, 1886 IN VOLUME 4 OF DEEDS, PAGE 699;
THENCE NORTH 88°55'36" EAST ALONG THE NORTH LINE OF SAID FULK TRACT A DISTANCE OF 288.24 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°13'29" EAST A DISTANCE OF 465.58 FEET;
THENCE NORTH 89°01'46" EAST A DISTANCE OF 26.00 FEET;
THENCE SOUTH 01°13'30" WEST A DISTANCE OF 465.53 FEET TO THE NORTH LINE OF SAID FULK TRACT;
THENCE SOUTH 88°55'36" WEST ALONG THE NORTH LINE OF SAID FULK TRACT FOR A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B (P90453):

LOT 3 OF SKAGIT COUNTY SHORT PLAT No. 90-40, AS APPROVED AUGUST 20, 1990, AND RECORDED AUGUST 23, 1990, IN VOLUME 9 OF SHORT PLATS, PAGE 258, UNDER AUDITORS FILE NO. 9008230031 AND AMENDED BY AUDITORS FILE NO. 9312100123, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL C (P35200):

LOT 1, SKAGIT COUNTY SHORT PLAT No. 96-0090, APPROVED DECEMBER 5, 1996, AND RECORDED DECEMBER 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 171 AND 172, UNDER AUDITORS FILE NO. 9612180054, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; AND PORTIONS OF LOTS 6 THROUGH 8, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 174 AND 175 AND PORTIONS OF LOTS 9 THROUGH 12, FINAL PLAT OF BRIDGEWATER ESTATE PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, OF PLATS, PAGES 65 AND 66; AND TRACT X, SKAGIT COUNTY SHORT PLAT No. 93-033, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGES 223 AND 224.

TOGETHER WITH AND SUBJECT TO EASEMENTS, REVISIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.