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06/09/2025 02:35 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
CASCADE NATURAL GAS CORPORATION
1520 S. 2ND STREET
MOUNT VERNON, WA 98273
ATTENTION: JAMES HOBBS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1768
JUN 09 2025

Amount Paid \$ 110.08
Skagit Co. Treasurer
By Bm Deputy

**CASCADE NATURAL GAS CORPORATION
PIPELINE EASEMENT**

THIS EASEMENT, made this 30th day of April, 2025, 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: Mark Knutzen Farm, Inc., a Washington corporation, whose address is 9598 Avon Allen Rd. Bow, WA 98232.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 20 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, and below grade 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:

(35.9500 ac) CU F&A #322 AF#752023 1973 TRNSF AF#859301: DR 14: DK 12: GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE SOUTH 80 FEET OF SAID GOVERNMENT LOT 1; TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 1-41-28 W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1227.82 FEET, MORE OR LESS, TO A POINT 80 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 88-32-57 E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 84.02 FEET; THENCE N 10-41-28 E, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1225.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH BEARS S 87-09-13 E, A DISTANCE OF 84.04 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE N 87-09-13 W ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 84.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE AS BUILT AND EXISTING COUNTY ROADS RUNNING ALONG THE WEST LINE AND THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS, COMMONLY KNOWN AS PULVER ROAD AND JOSH WILSON ROAD; AND ALSO EXCEPT DITCH RIGHT OF WAY AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3604. SURVEY AF#202108170062

TAX PARCEL NUMBER: P38128

DESCRIPTION OF THE EASEMENT AREA:

See EXHIBIT A, attached hereto and incorporated by reference.

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Any pipeline constructed by COMPANY across lands under cultivation shall, at the time of construction thereof, be buried to such depth as will not interfere with such cultivation.

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 pipeline.

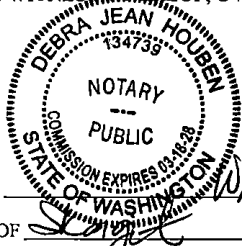
OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above described premises across adjacent lands of the OWNER, its successors and assigns, at convenient points for the enjoyment of the aforesaid uses, 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.

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.



Mark Knutzen - President

By: Mark Knutzen Farms, Inc.

STATE OF WA
COUNTY OF Skagit)ss

On this 30th day of April, 2025 before me personally appeared Mark Knutzen to me known to be the (President, Secretary, Treasurer) of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

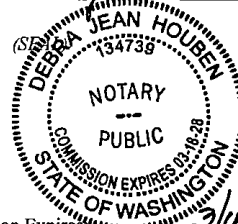
(THIS SPACE FOR RECORDING DATA ONLY)

Debra J. Houben
Notary Signature

Notary Public, Skagit County,

State of WA

Residing at Skagit Co.



My Commission Expires: 3/18/28

CNG317 Project No. 295626

City Mount Vernon County Skagit

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EXHIBIT A
PERMANENT PIPELINE EASEMENT

A STRIP OF LAND LYING WITHIN GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, STRIP OF LAND LIES ALONG AN EXISTING PIPELINE EASEMENT AUDITOR'S FILE NUMBER 8211160029, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 OF SECTION 31, FROM WHICH THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1 LIES NORTH 86°02'13" WEST A DISTANCE 1305.66 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 NORTH 86°02'13" WEST FOR A DISTANCE OF 60.93 FEET;

THENCE SOUTH 03°57'47" WEST FOR A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF JOSH WILSON ROAD AND NORTHWESTERLY SIDELINE OF THE SAID EXISTING PIPELINE EASEMENT;

THENCE ALONG THE NORTHWESTERLY SIDELINE SOUTH 59°54'43" WEST FOR A DISTANCE OF 1207.49 FEET;

THENCE SOUTH 62°04'25" WEST FOR A DISTANCE OF 142.41 FEET TO THE POINT OF BEGINNING OF THE SOUTHEASTERLY SIDELINE OF A 20.00 FOOT WIDE STRIP OF LAND;

THENCE SOUTH 62°04'25" WEST FOR A DISTANCE OF 99.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF PULVER ROAD AND THE TERMINUS OF THIS DESCRIPTION.

THE NORTHWESTERLY SIDELINE OF SAID STRIP OF LAND SHALL TERMINATE AT THE EASTERLY RIGHT-OF-WAY LINE OF PULVER ROAD.

SAID PERMANENT PIPELINE EASEMENT CONTAINS 1,871 SQUARE FEET, MORE OR LESS.



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