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202506090052
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
20251769
JUN 09 2025
Amount Paid $469.85
Skagit Co. Treasurer
By BM Deputy

CASCADE NATURAL GAS CORPORATION
PIPELINE EASEMENT

THIS EASEMENT, made this 30 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: Karen A Twede and Kent J Knutzen, wife and husband, whose address is 18211 JOSH WILSON RD, Burlington, WA 98233.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement 11 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:

(38.1600 ac) CU F&A #317 AF#752024 1973 TRNSF AF#863228: DR 14: NW1/4 OF NW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., N OF PS & BR RLY LESS N 243' OF W 298'

TAX PARCEL NUMBER: P37266

DESCRIPTION OF THE EASEMENT AREA:

See EXHIBIT A, attached hereto and incorporated by reference.

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, it successors and assigns, at convenient points for the enjoyment of the aforesaid uses, rights, and privileges.

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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.

DEBRA JEAN HOUBEN 134739 NOTARY PUBLIC COMMISSION EXPIRES 03-18-28 STATE OF WASHINGTON

Karen A Twede

By: Karen A Twede

Kent J. Knutzen

By: Kent J Knutzen

STATE OF WA)
):ss
COUNTY OF Skagit)

On this 30th day of April, 2025, before me personally appeared Karen A Twede and Kent J Knutzen known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that they executed the same.

(THIS SPACE FOR RECORDING DATA ONLY)

Debra J Houben
Notary Signature

Notary Public, Skagit County,

State of WA

Residing at Skagit County

SEAL

DEBRA JEAN HOUBEN 134739 NOTARY PUBLIC COMMISSION EXPIRES 03-18-28 STATE OF WASHINGTON

My Commission Expires: 3/18/28

CNG317 Project No. 295626

City Mount Vernon County Skagit

EXHIBIT A
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EXHIBIT A
PIPELINE EASEMENT

A STRIP OF LAND 11.00 FEET IN WIDTH, SITUATED WITHIN A PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED 20180720082, SKAGIT COUNTY RECORDS, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 01°04'19" WEST, 1,341.25 FEET;

THENCE NORTH 01°04'19" WEST, ALONG THE WEST LINE OF THE OF SAID SECTION 23 FOR A DISTANCE OF 50.00 FEET;

THENCE LEAVING THE WEST LINE OF THE SAID SECTION 23, SOUTH 88°55'30" EAST, ALONG THE NORTHERLY BOUNDARY OF THE EXISTING PIPELINE RIGHT OF WAY, RECORDED UNDER AUDITORS FILE NUMBER 551773, VOLUME 287, PAGE 105, SKAGIT COUNTY, WASHINGTON RECORDS, FOR A DISTANCE OF 242.73 FEET, TO THE **POINT OF BEGINNING** OF A 11.00 FOOT EASEMENT LYING NORTHERLY THE FOLLOWING LINE;

THENCE SOUTH 88°55'30" EAST FOR A DISTANCE OF 748.16 FEET AND **TERMINUS** OF THIS DESCRIPTION.

SIDELINE OF EASEMENTS AT TERMINUS TO BE EXTENDED TO CONFORM TO THE SIDELINE OF EXISTING PIPELINE EASEMENT, RECORDED UNDER AUDITORS FILE NUMBER 8211180024, VOLUME 495, PAGE 341, SKAGIT COUNTY, WASHINGTON RECORDS.

SAID PIPELINE EASEMENT CONTAINS APPROXIMATELY 8,278 SQUARE FEET, MORE OR LESS.

DONALD JACOB WIEBER
STATE OF WASHINGTON
40768
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/12/2023

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EXHIBIT A
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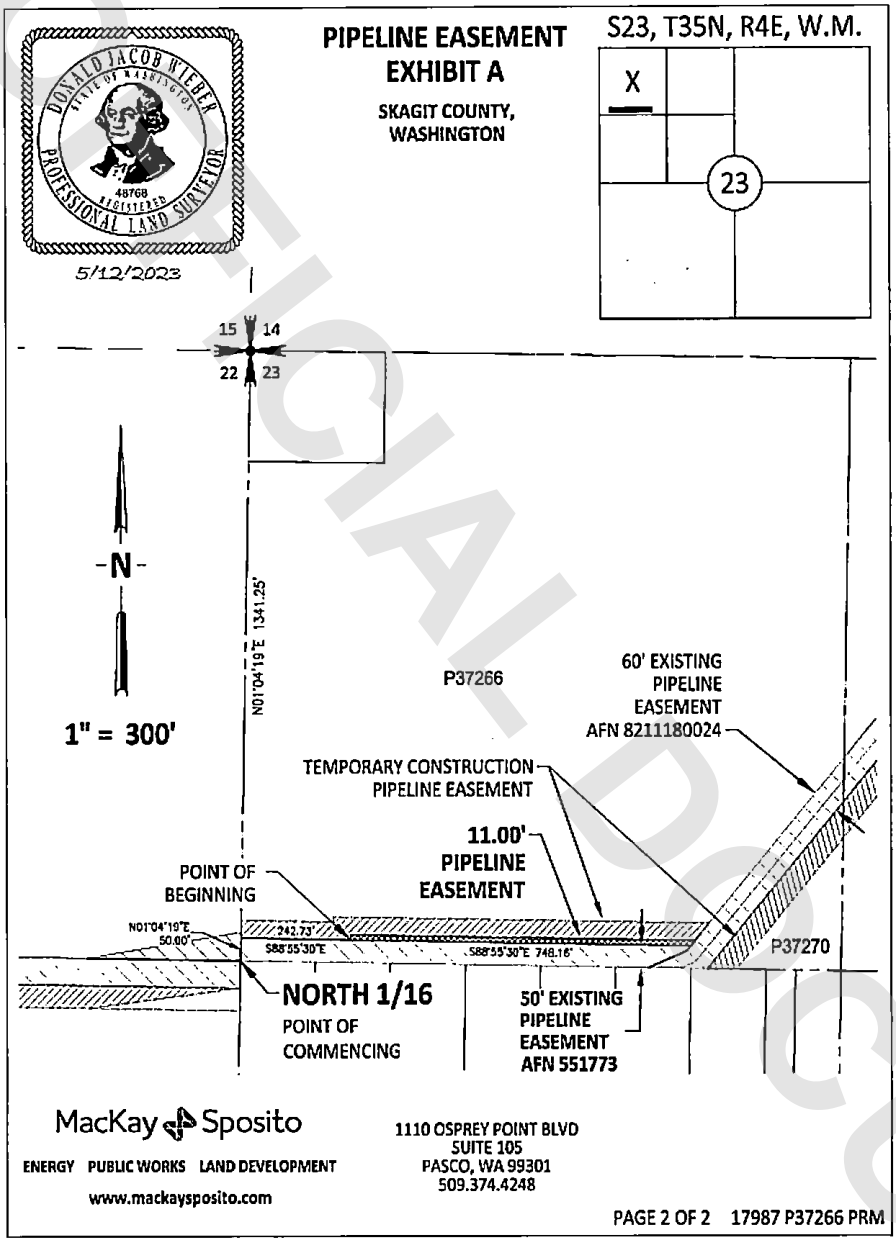

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