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01/15/2026 02:48 PM Pages: 1 of 8 Fees: $310.50
Skagit County Auditor, WA

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RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: Real Estate/Right of Way
1660 Park Lane
Burlington, WA 98233

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Cain Cress
DATE 01/15/2026

PUGET SOUND ENERGY

EASEMENT

GRANTOR: **PACIFIC RIDGE – DRH, LLC**
GRANTEE: **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **LOTS 1 AND 2, SP 18-87 (PTN SE SE NW28-34N-04E)**
ASSESSOR'S TAX #: **P28018, P28021, P27988**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PACIFIC RIDGE – DRH, LLC, a Delaware limited liability company dba D. R. Horton** ("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 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 the ("Easement Area") described as follows:

EASEMENT NO. 1: ALL STREETS, ALLEYS, ROAD RIGHTS-OF-WAY, AND ACCESS TRACTS (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THE EASEMENT SHALL TERMINATE AS TO THOSE PUBLIC STREETS AND ROADS.)

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL STREETS, ROAD RIGHTS-OF-WAY, AND ACCESS TRACTS (BOTH PRIVATE AND PUBLIC).

EASEMENT NO. 3: A RIGHT OF WAY TEN (10) FEET IN WIDTH WITH FIVE (5) FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: **THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED REAL PROPERTY, EXCEPT WITHIN EASEMENT AREAS NO. 1. AND NO. 2.**

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:

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-

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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.

Overhead facilities. Poles; streetlights 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. 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.

5. 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.

6. 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.

7. 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.

8. Successors and Assigns. This Easement is binding upon and will inure to the benefit of the successors and permitted assigns of the parties. 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 this Easement to an affiliate or in connection with a merger, acquisition, corporate reorganization, sale of assets or other change in control.

9. 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.

10. 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.

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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 2nd day of January, 2026.

OWNER: **PACIFIC RIDGE – DRH, LLC, a Delaware limited liability company**

By: SHLR OF WASHINGTON, INC., a Washington Corporation

By: _____
John Mirante, Assistant Secretary

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

On this 2 day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JOHN MIRANTE**, to me known to be the person who signed as **Assistant Secretary of SHLR of Washington, Inc., the corporation** that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of SHLR of Washington, Inc. and **Pacific Ridge-DRH LLC**, for the uses and purposes therein mentioned; and on oath stated that he is duly elected, qualified and acting as said officer of the corporation and that he is authorized to execute said instrument on behalf of **Pacific Ridge-DHR LLC**.

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

LAURA MARIE CREWSE
Notary Public
State of Washington
Commission # 20114690
My Comm. Expires Sep 25, 2028

_____
(Signature of Notary)

Laura Marie Crewse
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Everett

My Appointment Expires: 9-25-2028

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

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EXHIBIT "A"
(Legal Description)

FOR APN/PARCEL ID(S): P27988 / 340428-1-010-0026, P28018 / 340428-2-018-0000 AND P28021 / 340428-2-019-0009

PARCEL A: (P28021 / 340428-2-019-0009)

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF THAT CERTAIN PARCEL CONVEYED TO KELLY S. FELLERS AND KIRK D. FELLERS, WIFE AND

HUSBAND, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200406180155;

THENCE NORTH 1°25'41" EAST ON AN EXTENSION ON THE EAST LINE OF SAID FELLER'S PARCEL FOR A DISTANCE OF 6.50 FEET;

THENCE NORTH 89°26'35" EAST FOR A DISTANCE OF 19.39 FEET;

THENCE NORTH 1°06'48" EAST FOR A DISTANCE OF 103.70 FEET;

THENCE NORTH 89°07'27" EAST FOR A DISTANCE OF 138.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING

AN INITIAL TANGENT BEARING OF SOUTH 13°50'45" EAST, A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 31°07'24", AN ARC

DISTANCE OF 33.68 FEET;

THENCE SOUTH 53°55'40" WEST FOR A DISTANCE OF 41.50 FEET;

THENCE SOUTH 1°06'48" WEST FOR A DISTANCE OF 100.51 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING AN INITIAL TANGENT BEARING OF SOUTH

82°20'03" WEST, A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 27°35'48" AN ARC DISTANCE OF 34.68 FEET;

THENCE NORTH 76°38'33" WEST FOR A DISTANCE OF 112.27 FEET, MORE OR LESS, TO THE EAST LINE OF SAID FELLER'S PARCEL AT A POINT

BEARING SOUTH 1°25'41" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 0°25'41" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 28.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.

PARCEL B: (P27988 / 340428-1-010-0026)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST COMER OF THE NORTHEAST QUARTER (EAST 1/4 COMER) OF SAID SECTION 28;

THENCE SOUTH 89°07'27" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2,687.59 FEET, MORE OR LESS,

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TO THE MONUMENTED SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (CENTER OF SECTION);

THENCE NORTH 1°25'41" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 449.30 FEET;

THENCE NORTH 89°07'27" EAST FOR A DISTANCE OF 56.31 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°07'27" EAST FOR A DISTANCE OF 140.08 FEET;

THENCE NORTH 1°06'48" EAST FOR A DISTANCE OF 130.44 FEET;

THENCE SOUTH 88°57'53" WEST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 1°06'48" WEST FOR A DISTANCE OF 24.39 FEET;

THENCE SOUTH 49°00'16" WEST FOR A DISTANCE OF 63.56 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH

26°32'56" EAST, A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 27°39'44", AN ARC DISTANCE OF 29.93 FEET TO A POINT OF

TANGENCY BEARING NORTH 1°06'48" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°06'48" WEST FOR A DISTANCE OF 35.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.

PARCEL C1: (PORTION P28018 / 340428-2-018-0000)

LOTS 1 AND 2, SKAGIT COUNTY SHORT PLAT NO. 18-87, APPROVED JUNE 22, 1987 AND RECORDED JUNE 24, 1987 IN VOLUME 7 OF

SHORT PLATS, PAGE 183, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8706240025, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION OF SAID LOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. 18-87;

THENCE NORTH 1°23'39" EAST (SHOWN AS NORTH 1°19'00" EAST ON THE FACE OF SAID SHORT PLAT) ALONG THE WEST LINE OF SAID LOT 2

FOR A DISTANCE OF 225.72 FEET;

THENCE NORTH 86°48'33" EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 145.80 FEET;

THENCE SOUTH 1°25'41" WEST, FOR A DISTANCE OF 225.73 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2 AT A POINT BEARING

NORTH 86°48'33" EAST (SHOWN AS NORTH 86°45'54" EAST ON THE FACE OF SAID SHORT PLAT);

THENCE SOUTH 86°48'33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 145.67 FEET, MORE OR LESS, TO THE POINT OF

BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.

PARCEL C2: (PORTION P28018 / 340428-2-018-0000)

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THE WEST 198.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP

34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 1°21'40" EAST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 12.98 FEET;

THENCE NORTH 89°42'33" EAST FOR A DISTANCE OF 20.01 FEET TO THE EAST LINE OF THE WEST 20.00 FEET OF SAID SOUTHEAST QUARTER

OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'33" EAST FOR A DISTANCE OF 165.62 FEET;

THENCE NORTH 86°48'33" EAST FOR A DISTANCE OF 12.49 FEET, MORE OR LESS TO THE EAST LINE OF SAID WEST 198.00 FEET OF THE

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE NORTH 1°21'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 144.00 FEET;

THENCE SOUTH 89°29'37" WEST FOR A DISTANCE OF 178.09 FEET, MORE OR LESS, TO SAID EAST LINE OF THE WEST 20.00 FEET OF THE

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AT A POINT BEARING NORTH 1°21'40" EAST FROM THE TRUE

POINT OF BEGINNING;

THENCE SOUTH 1°21'40" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 143.96 FEET, MORE OR LESS, TO THE TRUE POINT OF

BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.

PARCEL C3: (PORTION P28018 / 340428-2-018-0000)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH,

RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 1°23' EAST 649.45 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 89°26'28" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 105.0 FEET;

THENCE SOUTH 1°43' WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°07' EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF

BEGINNING,

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED

RECORDED OCTOBER 17, 1947 IN VOLUME 221 OF DEEDS, PAGE 322, UNDER AUDITOR'S FILE NO. 410086.

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AND EXCEPT THOSE PORTIONS OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH,

RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO KELLY S. FELLERS AND KIRK D. FELLERS, WIFE AND

HUSBAND, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200406180155;

THENCE NORTH 1°25'41" EAST ON AN EXTENSION ON THE EAST LINE OF SAID FELLER'S PARCEL FOR A DISTANCE OF 6.50 FEET;

THENCE NORTH 89°26'35" EAST FOR A DISTANCE OF 19.39 FEET;

THENCE NORTH 1°06'48" EAST FOR A DISTANCE OF 103.70 FEET;

THENCE NORTH 89°07'27" EAST FOR A DISTANCE OF 138.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING

AN INITIAL TANGENT BEARING OF SOUTH 13°50'45" EAST, A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 31°07'24", AN ARC

DISTANCE OF 33.68 FEET;

THENCE SOUTH 53°55'40" WEST FOR A DISTANCE OF 41.50 FEET;

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THENCE NORTH 76°38'33" WEST FOR A DISTANCE OF 112.27 FEET, MORE OR LESS, TO THE EAST LINE OF SAID FELLER'S PARCEL AT A POINT

BEARING SOUTH 1°25'41" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 1°25'41" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 28.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.

PARCEL C4: (REMAINDER P28018 / 340428-2-018-0000)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST,

W.M., EXCEPT THE EAST ½ THEREOF, ALSO EXCEPT THE SOUTH 60 FEET THEREOF CONVEYED FOR ROAD PURPOSES BY DEEDS

RECORDED UNDER AUDITOR'S FILE NOS. 410085 AND 9003160017.

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST,

W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (EAST 1/4 CORNER) OF SAID SECTION 28;

THENCE SOUTH 89°07'27" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2,687.59 FEET, MORE OR LESS,

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TO THE MONUMENTED SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (CENTER OF SECTION);

THENCE NORTH 1°25'41" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 449.30 FEET;

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TANGENCY BEARING NORTH 1°06'48" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°06'48" WEST FOR A DISTANCE OF 35.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY SKAGIT, STATE OF WASHINGTON.