

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: ROW Department
PO Box 97034 / BEL-08W
Bellevue, WA 98009-9734
Attn: Snita Phommavong

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261070

Apr 13 2026

Amount Paid \$89.00
Skagit County Treasurer
By Lena Thompson Deputy



EASEMENT

REFERENCE #:

GRANTOR (Owner): **SKAGIT VILLAGE, LLC AND MAREK J. BUCKO**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **PTN. OF NW ¼ SECT. 33, T35N, R04E; W.M.**
ASSESSOR'S PROPERTY TAX PARCEL: **P62366/ 3867-000-013-2403**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SKAGIT VILLAGE, LLC, a Washington limited liability company and MAREK J. BUCKO, as his separate property, each as to an undivided ½ interest** ("Owner"), hereby grants and conveys 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:

THE NORTH TEN (10) FEET OF THE SOUTH SIXTY-TWO (62) FEET OF THE WEST FIFTEEN (15) FEET OF THE ABOVE DESCRIBED PROPERTY. SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

- 1. Purpose.** PSE shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove or upgrade one or more guy wires, anchor poles and anchors together with any and all necessary or convenient appurtenances thereto.
- 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 1 day of April, 2026

OWNER: SKAGIT VILLAGE, LLC, a Washington limited liability company

By: 
 Laura Bucko
 (name)

Its: owner
 (title)

See Attached Notary
Acknowledgment Certificate

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____, to me known to be the person(s) who signed as _____, of SKAGIT VILLAGE, LLC, a Washington 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 of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of _____, residing at _____

My Appointment Expires: _____

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

CALIFORNIA ACKNOWLEDGMENT

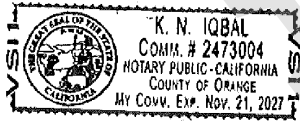
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 County of Orange }
 On 04/01/2026 before me, K.N. Iqbal, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Laura Bucko
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

DATED this 1 day of April, 2024.

OWNER: SKAGIT VILLAGE, LLC, a Washington limited liability company

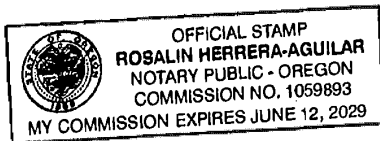
By: Sarah Marie Bucko Sarah Bucko
(name)

Its: Member
(title)

STATE OF Oregon,
COUNTY OF Washington SS

On this 1 day of April, 2024, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Sarah Marie Bucko, to me known to be the person(s) who signed as Member, of SKAGIT VILLAGE, LLC, a Washington 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.



Rosalin Herrera-Aguilar
(Signature of Notary)
Rosalin Herrera-Aguilar
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Oregon residing at 10940 SW Barnes Rd, Portland 97225
My Appointment Expires: June 12, 2029

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

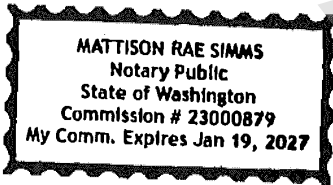
DATED this 10 day of March, 2026

OWNER:

By: Marek J. BUCKO
MAREK J. BUCKO

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 10 day of March, 2026 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MAREK J. BUCKO to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Mattison Rae Simms
(Signature of Notary)
Mattison Rae Simms
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington, residing
at Arlington, WA
My Appointment Expires: Jan 19, 2027

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

EXHIBIT "A"
LEGAL DESCRIPTION
APN: P62366/ 3867-000-013-2403

DIKE 12: TAX 39: BEGINNING AT THE NORTHEAST CORNER OF SARD WEST HALF OF TRACT 13 BURLINGTON ACRES,
THENCE SOUTH 89°46' WEST ALONG THE NORTH LINE OF TRACT 13 A DISTANCE OF 180.50 FEET;
THENCE SOUTH 0°23'45" EAST 120.00 FEET;
THENCE SOUTH 63°11'30" WEST 140.00 FEET;
THENCE SOUTH 0°23'45" EAST 305.97 FEET TO THE NORTHERLY LINE OF STATE HWY SSH 1-F;
THENCE SOUTH 63°11'30" WEST ALONG SAID HWY 165.0 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION.
THENCE NORTH 26°48'30" WEST 84.00 FEET;
THENCE SOUTH 63°11'30" WEST 65.00 FEET;
THENCE SOUTH 12°36'12" EAST 86.48 FEET TO THE NORTH LINE OF THE STATE HWY;
THENCE NORTH 63°11'30" EAST ALONG SAIDD HWY 85.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF TRACT 13, PLAT OF BURLINGTON ACREAGE, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL '1' LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 'B' OF THOSE PREMISES CONVEYED TO MAREK J BUCKO BY DEED RECORDED UNDER AF#200403080152;
THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE WEST RIGHT-OF-WAY LINE OF GARDNER ROAD, ALSO BEING THE WEST LINE OF SAID PARCEL '1', AT A POINT LYING 200 FEET NORTH OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20, AS MEASURED ALONG THE WEST LINE OF GARDNER ROAD; SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. PARCEL '1': PARCEL '1' OF THOSE PREMISES CONVEYED TO ADOLPH W BUCKO, ET UX, BY DEED RECORDED UNDER AF#8611180068; SAID PARCEL '1' IS DESCRIBED ON PORTIONS OF BOTH THE 2ND AND 3RD PAGES OF SAID DEED.

EXHIBIT "B"
EASEMENT AREA

