



200304070118

Skagit County Auditor

4/7/2003 Page 1 of 2 11:23AM

RETURN ADDRESS:

Puget Sound Energy, Inc.
Attn: R/W Department
1700 East College Way
Mount Vernon, WA 98273

EASEMENT

FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY

M9059

GRANTOR: **CHAPMAN, NANCY**
GRANTEE: **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **Portion Block 1110, Northern Pacific Addition to Anacortes**
ASSESSOR'S PROPERTY TAX PARCEL: **Portion P58219**

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, **NANCY CHAPMAN**, ("Grantor" herein), hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a *nonexclusive perpetual* easement over, under, along, across, and through the following described real property ("Property" herein) in Skagit County, Washington:

THE WEST HALF OF LOT 15, ALL OF LOTS 16 AND 17, BLOCK 1110 "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

THE NORTHERLY 15 FEET OF THE WESTERLY 10 FEET OF ABOVE DESCRIBED PROPERTY (BEING 10 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF WEST 5TH STREET AS SHOWN ON THE FACE OF SAID PLAT AND 15 FEET AS MEASURED ALONG THE WESTERLY LINE OF SAID LOT 17).

1. **Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace, improve without enlarging the above-ground facilities, remove, and use the easement area for the existing utility system and an extension to the north for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

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, Grantee may, from time to time, construct such additional facilities as it may require for such systems without increasing the size of the above-ground structure. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

UG Electric 11/1998
105022800
SW 23-35-1

No monetary consideration was paid

2. Easement Area Clearing and Maintenance. Grantee shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee 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.

3. Grantor's Use of Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

4. Indemnity. Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

5. Abandonment. The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event, this easement shall terminate and all rights hereunder, and any improvements remaining in the Easement Area, shall revert to or otherwise become the property of Grantor; provided, however, that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its systems on the Easement Area within any period of time from the date hereof.

6. Successors and Assigns. Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 2nd day of April, 2003.

GRANTOR:

BY: Nancy G. Chapman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

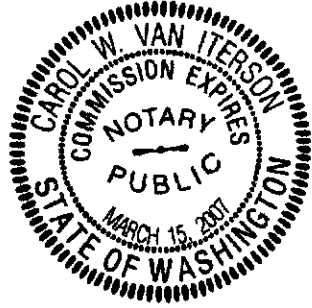
APR 07 2003

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 2nd day of April, 2003, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NANCY CHAPMAN, to me known to be the individuals who executed the within and foregoing instrument, and acknowledged that she signed the same as 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.



Carol W. Van Iterson
(Signature of Notary)

Carol W. Van Iterson
(Print or stamp name of Notary)

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

My Appointment Expires: 3-15-07

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



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