



200610030126
Skagit County Auditor

10/3/2006 Page 1 of 3 2:37PM

RETURN ADDRESS:

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

EASEMENT FIRST AMERICAN TITLE CO.
(customer form) 118879-1
ACCOMMODATION RECORDING ONLY

REFERENCE #: _____
GRANTOR: THEO INVESTMENTS L.L.C
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN SW/4+GL4 22-35-10+ SE 1/2 21-35-10 see full legal on page 3
ASSESSOR'S PROPERTY TAX PARCEL: P96011, P96012, P45420, P45470

OP or U MAP NO: 3510E088 JOB NO: 105041126 FILE: 60308

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid,
George and Louis Theodoratus-Theo Investments LLC
("Grantor" herein), its successors and assigns hereby conveys and warrants to **PUGET SOUND ENERGY, INC.**, a Washington Corporation ("Grantee" herein), its successors and assigns 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EASEMENT LOCATION: Except as may be otherwise set forth herein, Grantee's rights shall be exercised upon that portion of the Property (the "Easement Area" herein) that is ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the Property, except those portions of the Property occupied by existing building footings, foundations, and/or subsurface structures.

- Purpose.** Grantee shall have the right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity. Together with the right of access over and across said Property to enable Grantee to exercise its rights hereunder. As used herein, the term "systems" shall include all appurtenances and facilities as are necessary, in the judgment of Grantee, for the operation and maintenance of said systems.
- Grantor's Use of Easement Area.** Grantor agrees not to erect any structures on said Easement Area, and further agrees not to place trees, rockeries, fences or other obstructions on the Property that would interfere with the exercise of Grantee's rights herein.

DATED this 19th day of September, 2006.

GRANTOR: BY: George J. Theodoratus
BY: Louis M. Theodoratus
NOTE: SIGNATURES ARE REQUIRED OF ALL CO-OWNERS OF PROPERTY
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

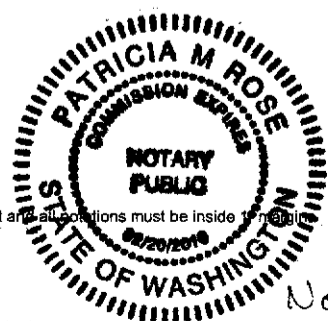
OCT 03 2006

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

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

On this 19th day of September, 2006, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared George J. Theodoratus to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this hereto affixed the day and year in this certificate first above written.



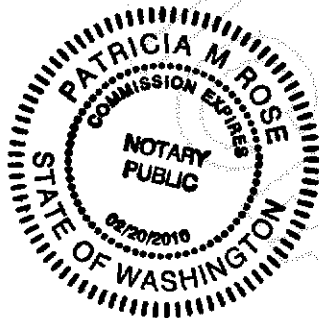
Patricia M. Rose
Patricia M. Rose
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington,
residing at granite falls
My appointment expires 2/20/2010

No monetary consideration paid

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

On this 19th day of September, 2006, before me, the undersigned, a Notary Public in and for, the State of Washington, duly commissioned and sworn, personally appeared George & Lois Theodoratus to me known to be the person(s) who signed as a member(s) of THEO INVESTMENTS L.L.C., the limited liability corporation that executed the within and foregoing instrument, and acknowledged said instrument to be his/her/their free and voluntary act and deed and the free and voluntary act and deed of THEO INVESTMENTS L.L.C. for the uses and purposes therein mentioned; and on oath stated that he/she/they was/were authorized to execute the said instrument on behalf of said THEO INVESTMENTS L.L.C.

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



Patricia M. Rose
(Signature of Notary)
Patricia M. Rose
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Grant Falls
My Appointment Expires: 2/20/2010



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EXHIBIT "A"

Parcel A:

Lots 2 and 3 of Short Plats No. 90-48, approved December 27, 1990, recorded December 27, 1990, in Book 9 of Short Plats, pages 291 and 292, as Auditor's File No. 9012270048, records of Skagit County, Washington, and being a portion of Government Lot 3, Section 22, Township 35 North, Range 10 East W.M.

Parcel B:

Lot 4 of Short Plat No. 15-75, approved April 14, 1975, recorded April 23, 1975, in Book 1 of Short Plats, page 34, as Auditor's File No. 816475, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter and Government Lot 4 of Section 22, and of the Southeast Quarter of Section 21, ALL in Township 35 North, Range 10 East W.M.

Parcel C:

That portion of the Northwest Quarter of the Southwest Quarter of Section 22, Township 35 North, Range 10 East W.M., lying Southerly of Secondary State Highway No. 20 (formerly State Highway No. 17-A) and East of a line extended South from a point on the South line of said Highway, as it existed on April 19, 1966, that is 780 feet Northeasterly (as measured along the South line of said Highway) from its intersection with the West line of said subdivision, EXCEPT therefrom the following three described tracts:

- 1.) That portion of the East 200 feet of the North 600 feet of said Northwest Quarter of the Southwest Quarter lying southerly of the State Highway;
- 2.) That portion lying Southerly of the Northerly line of the former Seattle City Light 100 foot right-of-way as condemned in Skagit County Superior Court Cause No. 9510;
- 3.) Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 22; thence North 00°56'47" East along the West line of said subdivision, 858.02 feet; thence South 89°03'13" East, 854.11 feet to the TRUE POINT OF BEGINNING, SAID POINT LYING ON THE Southerly boundary of State Highway 20 (17-A); thence South 28°29'30" East, 232.98 feet; thence North 65°17'44" East, 179.96 feet, more or less, to the Southwest corner of the North 600 feet of the East 200.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 22; thence North 01°02'05" East, parallel with the East line of said subdivision, 272.87 feet, more or less, to the Southerly boundary of said State Highway; thence South 62°09'10" West along said State Highway boundary, 174.42 feet to the beginning of a curve, concave to the Northwest, having a radius of 2501.07 feet; thence Southwesterly along the arc of said curve through a central angle of 3°12'06", 139.76 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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