



Skagit County Auditor
2/12/2015 Page

1 of

\$76.00
5 11:55AM

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
1660 Park Lane
Burlington, WA 98223



EASEMENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 416
FEB 12 2015

Amount Paid \$90.⁹⁷
Skagit Co. Treasurer
By *mm* Deputy

REFERENCE #: 101085570
GRANTOR: John Van Pelt, et al
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: NW¼ S6, T33N, R4E and NE¼ S1, T33N, R3E (part of)
ASSESSOR'S PROPERTY TAX PARCEL: P16429/330406-0-017-0002 and P16430/330406-0-018-0001 (part of)

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, John Van Pelt and Magna Van Pelt, husband and wife, Life Tenants, and John Alan Van Pelt and Nancy Lee Van Pelt, husband and wife, Remaindermen ("Owner" herein), hereby grants and conveys to PUGET SOUND ENERGY, INC., a Washington corporation ("PSE" herein) for the purposes described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (the "Property" herein) in Skagit County, Washington:

Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M.;
Except that portion thereof lying East of a line running South from a point in the North line of said Lot which is 1386.8 feet West of the North quarter corner of said Section; also,

Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M.;
Except the following described tract therein: Beginning at a point on the South line of said Lot 214.5 feet West of the Southeast corner thereof; Thence West along the South line of said Lot 1 313.04 feet, more or less, to the East line of the County Road; Thence North 37°34' East along said County Road 75 feet; Thence South 77°30' East 273.93 feet, more or less, to the Point of Beginning; and,
Except roads, dike and ditch rights of way.

Situate in the County of Skagit, State of Washington.

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 West 15 feet of the above described property coincident with the East margin of Dike Road. Also, the right to extend and establish pole anchor(s) on Grantor's property adjacent thereto generally located as shown on Exhibit "A" as hereto attached and by reference incorporated herein.

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 purposes of transmission, distribution and sale of gas and electricity. Such systems may include, but are not limited to:

- a. Overhead facilities. Poles and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for

communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

b. Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; pipes, pipelines, mains, laterals, conduits, regulators, gauges and rectifiers for gas; 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, PSE may, from time to time, construct such additional facilities as it may require for such systems. PSE shall have the right of access to the Easement Area over and across the Property to enable PSE to exercise its rights granted in this easement.

2. Easement Area Clearing and Maintenance. PSE shall have the right, but not the obligation to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the right, but not the obligation, 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. 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 sole judgment, interfere with or create a hazard to PSE's systems. 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.

4. Restoration. Following 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 excavate within or otherwise change the grade of the Easement Area or construct or maintain any buildings or structures on the Easement Area and Owner shall do no blasting within 300 feet of PSE's facilities without PSE's prior written consent.

6. Indemnity. PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of the negligence of PSE or its 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 or the negligence of others.

7. Termination. The rights herein granted shall continue until such time as PSE terminates such right by written instrument. If terminated any improvements remaining in the Easement Area shall become the property of Owner. No termination shall be deemed to have occurred by PSE's failure to install its systems on the Easement Area.

8. Successors and Assigns. PSE 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 be binding upon their respective successors and assigns.

DATED this 22 day of January, 2015.

OWNER:

BY: John Van Pelt
John Van Pelt

BY: John Alan Van Pelt
John Alan Van Pelt

BY: Magna Van Pelt
Magna Van Pelt

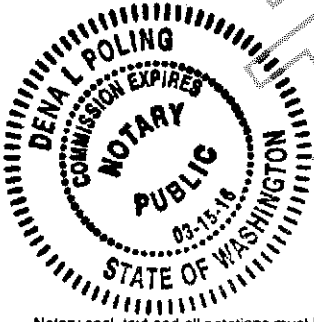
BY: Nancy Lee Van Pelt
Nancy Lee Van Pelt



STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 22nd day of January, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Van Pelt and Magna Van Pelt, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their 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.



Dena L. Poling
(Signature of Notary)

DENA L. POLING
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Mount Vernon, WA 98273

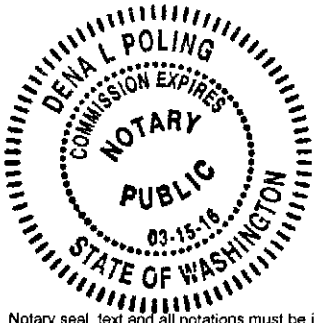
My Appointment Expires: March 15, 2016

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

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 22nd day of January, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Alan Van Pelt and Nancy Lee Van Pelt, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their 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.



Dena L. Poling
(Signature of Notary)

DENA L. POLING
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Mount Vernon, WA 98273

My Appointment Expires: March 15, 2016

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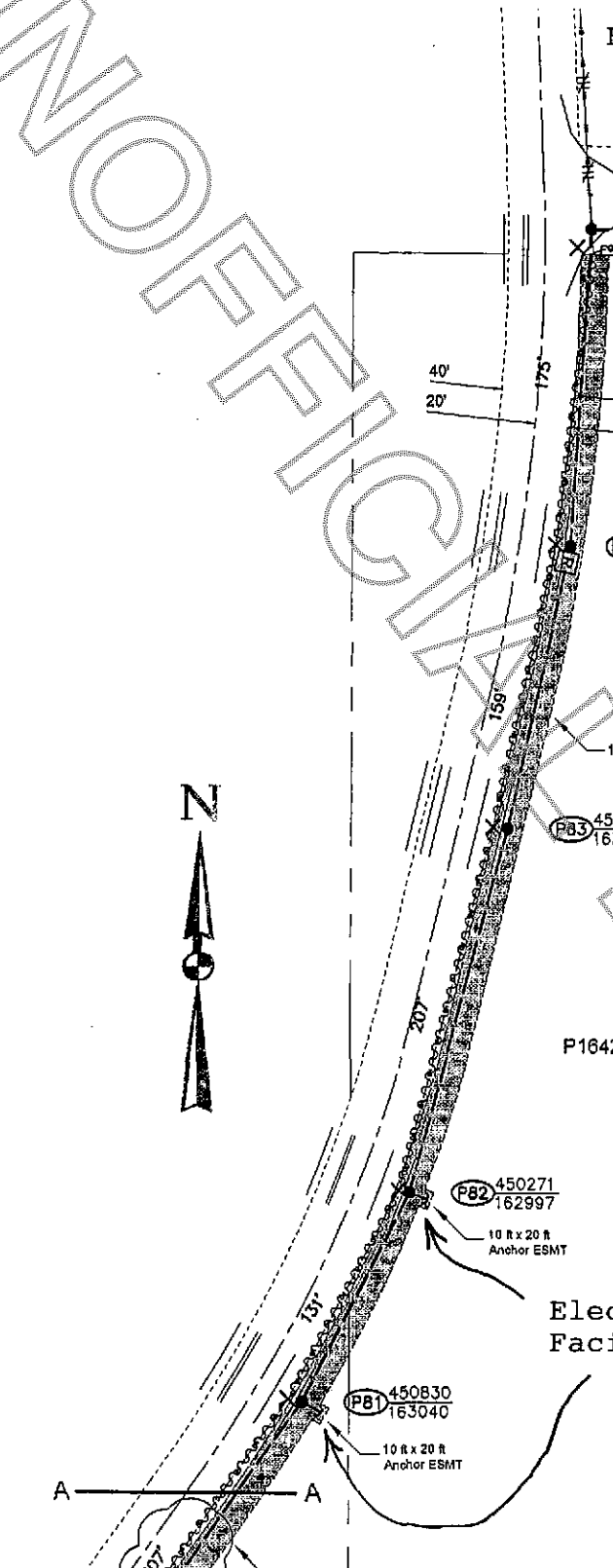
2/12/2015 Page

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\$76.00

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UNOFFICIAL DOCUMENT



HICKOX RD

P86 450885
163018 GANG OP
NN

P85 450882
163012

P84 450864
163009
RECLOSER
1389

P83 450844
163003

P82 450271
162997

P81 450830
163040

Puget Sound Energy, Inc.

Township 33 North Range 4 East
Section 6: part of the NW 1/4
Township 33 North Range 3 East
Section 1: part of the NE 1/4

P16429

Name: Van Pelt

Scale: 1" = 100'

Electrical
Facilities



E PLAN



201502120016

Exhibit "A" page 2

Puget Sound Energy, Inc.

Township 33 North Range 4 East
Section 6: part of the NW 1/4
Township 33 North Range 3 East
Section 1: part of the NE 1/4

Name: Van Pelt

Scale: 1" = 100'

