



201901220128

01/22/2019 04:14 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019
JAN 22 2019

Amount Paid \$ 3170
By *MG* Skagit Co. Treasurer Deputy

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

PUGET SOUND ENERGY

EASEMENT

M10234

REFERENCE #: **GARY K. JOHNSON AND KRISTINE M. JOHNSON**
GRANTOR (Owner): **PUGET SOUND ENERGY, INC.**
GRANTEE (PSE): **Portion of NW 1/4 SECT. 36, and SW 1/4 SECT. 25 all in T34N, R04E; W.M.**
SHORT LEGAL: **P67126 (3941-000-055-0000)**
ASSESSOR'S PROPERTY TAX PARCEL:

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GARY K. JOHNSON AND KRISTINE M. JOHNSON, husband and wife** ("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**:

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:

ONE (1) EASEMENT AREA TEN (10) FEET IN WIDTH WITH FIVE (5) FEET OF SUCH WIDTH 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 PARCEL, GENERALLY LOCATED AS SHOWN ON EXHIBIT "B".

- 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. 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. Owner shall be entitled to compensation for damage to the Property caused by the exercise of such right of access by PSE.
- 2. 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, that Owner shall not construct or maintain any building or other structure on the Easement Area.
- 3. 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.

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, unless said work was done at the request of Owner, in which case Owner shall be responsible for such restoration. All restoration which is the responsibility of PSE shall be performed as soon as reasonably possible after the completion of PSE's work and shall be coordinated with Owner so as to cause the minimum amount of disruption to Owner's use of the Property.

DATED this 26 day of December, 2018.

GRANTOR:

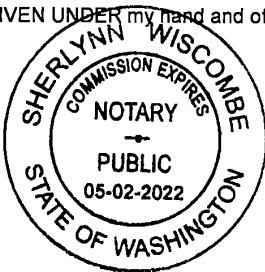
By: [Signature]
GARY K. JOHNSON

By: [Signature]
KRISTINE M. JOHNSON

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 26th day of December, 2018, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **GARY K. JOHNSON AND KRISTINE M. JOHNSON**, to me known to be the individual(s) who executed the within and foregoing instrument, and acknowledged that they signed the same as 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.



[Signature]
(Signature of Notary)

Sherlynn Wiscombe
(Print or stamp name of Notary)

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

My Appointment Expires: 05-02-2022

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

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

A PORTION OF LOTS 54 AND 55 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT APPROVED APRIL 3, 2013, RECORDED APRIL 29, 2013, UNDER AUDITOR'S FILE NO. 201304290223, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 53, 54, 55, 56, 57 AND 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOTS 53 AND 63, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OR LOT 56 AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET. THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE EASTERLY LINE OF SAID LOT 63; THENCE NORTH 77°11'52" EAST 204.04 FEET; THENCE SOUTH 12°48'08" EAST 137.24 FEET; THENCE SOUTH 12°23'45" WEST 71.94 FEET; THENCE SOUTH 18°14'55" EAST 152.82 FEET; THENCE NORTH 57°13'22" EAST 137.66 FEET; THENCE NORTH 62°39'25" EAST 81.80 FEET; THENCE NORTH 34°49'00" EAST A DISTANCE OF 139.82 FEET TO THE CENTERLINE OF SAID VACATED LAKEVIEW BOULEVARD AS SHOWN ON SAID PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH."; THENCE SOUTH 00°35'13" EAST 71.54 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 87°13'49" EAST 25 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO BIG LAKE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SHORELINE OF BIG LAKE TO THE SOUTH LINE OF SAID LOT 57 AS DESCRIBED IN QUIT CLAIM DEED TO MATTHEW MIHELICH AND TRISTINE MIHELICH AND RECORDED UNDER AUDITOR'S FILE NOS. 9512190066 AND 9601080086, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 70°37'16" WEST 25 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID MIHELICH TRACT; THENCE NORTH 18°14'12" EAST 75.80 FEET ALONG SAID MIHELICH TRACT; THENCE NORTH 52°12'00" EAST 104.26 FEET TO A POINT ON THE LINE BETWEEN SAID LOTS 55 AND 56; THENCE NORTH 18°14'54" WEST 247.27 FEET ALONG SAID LOT 55 TO A CORNER AS SHOWN ON SAID BOUNDARY LINE ADJUSTMENT; THENCE NORTH 87°38'30" WEST 114.82 FEET ALONG THE NORTH LINES OF SAID LOTS 55 AND 56 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(ALSO KNOWN AS BLA LOT 55, BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT AUDITOR'S FILE NO. 201512040093).

