



201903180081

03/18/2019 01:30 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

2019953
MAR 18 2019

Amount Paid \$ 40.60
Skagit Co. Treasurer
By *mm* Deputy



GUARDIAN NORTHWEST TITLE CO.

EASEMENT ACCOMMODATION RECORDING ONLY

m10247

REFERENCE #:
GRANTOR (Owner): **RENAE A. MCFADDEN A/K/A RENAE A. COLE**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **PORTION SE 35-34N-04E**
ASSESSOR'S PROPERTY TAX PARCEL: **P29805 / 340435-4-001-0006**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RENAE A. MCFADDEN**, a single person who acquired title as Renae A. Cole, a married woman ("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:

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 1 day of March, 2019.

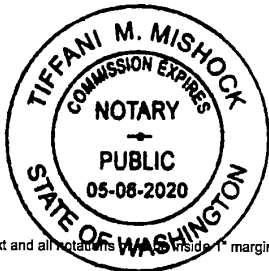
OWNER:

BY: Renae A MCFadden
RENAE A. MCFADDEN

STATE OF WASHINGTON)
) SS
COUNTY OF Skagit)

On this 1st day of March, 2019, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **RENAE A. MCFADDEN** 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.



Tiffani M. Mishock
(Signature of Notary)

Tiffani M. Mishock
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at 1620 Continental Pl Mount Vernon

My Appointment Expires: 05/06/2020

Notary seal, text and all notations within 1" margins

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

THAT PORTION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE COUNTY ROAD RIGHT OF WAY, EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 103 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 20 FEET TO THE SOUTH LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 229 FEET;
THENCE NORTH 48°41' WEST TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD;
THENCE NORTHERLY AND EASTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD RIGHT OF WAY TO THE TRUE POINT OF BEGINNING.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

