

RETURN ADDRESS
PUGET SOUND ENERGY, INC.
ATTN: Real Estate/ Right-of-way
1660 PARK LANE
BURLINGTON, WA 98233

Document Title:

EASEMENT

Reference Number : N/A

Grantor(s):

additional grantor names on page ____.

1. LYNN KRAUS and LISA KERR, a married couple
- 2.

Grantee(s):

additional grantee names on page ____.

1. PUGET SOUND ENERGY, INC.
- 2.

Abbreviated legal description:

full legal on page(s) 4.

SE ¼, SW ¼, SE ¼ of Section 2, Township 35 North, Range 1 East, W.M.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P31205, 350102-4-009-0009

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 05/03/2021



EASEMENT

REFERENCE #:
GRANTOR (Owner): **LYNN KRAUSE and LISA KERR**
GRANTEE (PSE): **PUGET SOUND ENERGY, INC.**
SHORT LEGAL: **SE ¼, SW ¼, SE ¼ of Section 2, Township 35 North, Range 1 East, W.M.**
ASSESSOR'S PROPERTY TAX PARCEL: **P31205, 350102-4-009-0009**

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LYNN KRAUSE and LISA KERR**, a married couple ("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: A RIGHT OF WAY TEN (10) FEET IN WIDTH WITH FIVE (5) FEET 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.

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 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, 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. Grantee shall have the right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's sole judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee.

4. 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.

5. 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.

6. 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.

7. 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 24 day of April, 2021.

OWNER:

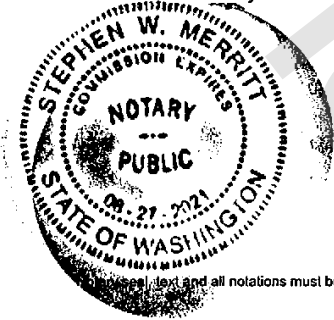
By: *Lynn Krause*
LYNN KRAUSE

By: *Lisa Kerr*
LISA KERR

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 24TH day of APRIL, 2021, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LYNN KRAUSE and LISA KERR, 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.



Stephen W. Merritt
(Signature of Notary)
STEPHEN W. MERRITT
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State of Washington, residing
at SEATTLE
My Appointment Expires: 27 AUG, 2021

UNOFFICIAL DOCUMENT

EXHIBIT "A"
(REAL PROPERTY LEGAL DESCRIPTION)

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M..

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND MAINTENANCE, OVER UNDER AND ACROSS THE SOUTH 20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M..

ALSO TOGETHER WITH A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND MAINTENANCE, OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL A AS SHOWN ON THAT CERTAIN SURVEY RECORDED UNDER AF# 200802210091, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE N 00°54'29" W ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF THE 20.00 FOOT WIDE EASEMENT AS SHOWN ON SAID SURVEY;
THENCE S 88°45'25" W ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 50.28 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION AT A CURVE CONCAVE TO THE EAST WHICH RADIUS POINT LIES S 69°32'42" E, A DISTANCE OF 355.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGEL OF 14°50'04", AND AN ARC DISTANCE OF 91.91 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°43'15", AND AN ARC DISTANCE OF 10.91 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.