05/16/2023 01:53 PM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor, WA

<u>RETURN ADDRESS:</u>

Puget Sound Energy, Inc. Attn: ROW Department 1660 Park Lane Burlington, WA 98233

> REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY Lena Thompson DATE 05/16/2023



EASEMENT

REFERENCE #: N/A

GRANTOR: STEVEN P. HANSEN AND KERRI A. HANSEN

GRANTEE: PUGET SOUND ENERGY, INC.

SHORT LEGAL: PTN OF S 1/2 SE 1/4 SEC 36, T34N, R4E, W.M.

ASSESSOR'S TAX #: P29891 / 340436-0-025-0005

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STEVEN P. HANSEN AND KERRI A. HANSEN, husband and wife ("Owner"), hereby grants and conveys to PUGET SOUND ENERGY, INC., a Washington corporation ("PSE"), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along, across and through the following described real property in Skagit County, Washington (the "Property"):

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 the ("Easement Area") 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, AND AS GENERALLY SHOWN ON EXHIBIT "B".

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 the purposes of transmission, distribution and sale of electricity. Such systems may include:

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.

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	may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach o default in any of such terms, covenants or conditions.		
	DATED this 12 day of	MAY	
	OWNER:		
	By: KERRI A. HANSEN		
PROV	(HCE BC STATE OF WASHINGTON) SS	ocalver.	
	On this 12 day of MAY 20 23. before me. a Notary Public in and for State of Washington, duly commissioned and swom, personally appeared STEVEN P. HANSEN and KERRI HANSEN, to me known to be the individuals who executed the within and foregoing instrument, and acknowled 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 of Notary) (Print or stamp name of Notary) (Pantage of Washington, residing at	
	Notary seal, text and all notations must be inside 1" margins	My Appointment Expires: NA PORMAMENT JOY RUSSELL-BURR NOTARY PUBLIC	
		2458 HAYWOOD AVENUE WEST VANCOUVER, BC, CANADA 604-926-4450 V7V 1Y1 ioy@russellsnotary.com	

12. Non-Waiver. The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party

EXHIBIT "A" (REAL PROPERTY LEGAL DESCRIPTION)

PARCEL A:

THE NORTH 50 FEET OF THE SOUTH 975 FEET OF THAT PORTION OF GOVERNMENT LOT 8, LYING WEST OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT A STRIP OF LAND 30 FEET IN WIDTH ALONG THE EASTERLY LINE OF SAID PROPERTY TO BE USED FOR ROADWAY PURPOSES.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

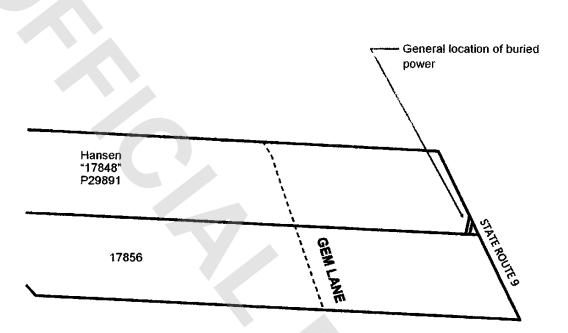
PARCEL B:

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY KNOWN AS THE NORTHERN PACIFIC RAILROAD, IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN THE EASTERLY EXTENSIONS OF BOTH THE NORTH AND SOUTH LINES OF THAT CERTAIN TRACT CONVEYED TO BRUCE L. SHELLHAMER ET UX, BY DEED RECORDED MARCH 21, 1983 UNDER AUDITOR'S FILE NO. 8303210002.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE EXISTING, AS BUILD RIGHT OF WAY OF STATE HIGHWAY 9.

SITUATE IN SKAGIT COUNTY, WASHINGTON.







Not to scale