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02/08/2024 12:09 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor

**RETURN ADDRESS:**

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



REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY J Burrow  
DATE 2/8/24

**EASEMENT**

REFERENCE #: 202207270001  
GRANTOR: THE PORT OF SKAGIT COUNTY  
GRANTEE: PUGET SOUND ENERGY, INC.  
SHORT LEGAL: Ptn Tract J, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AND Ptn Lot 87 (NEW) ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BSP, PHASE 1 (Ptn SW34-35N-03E)  
ASSESSOR'S TAX #: P115640 (8012-000-999-1000), and P35352 (8012-000-087-0100)

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE PORT OF SKAGIT COUNTY, a Washington Port District ("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"):

TRACT J, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, AND LOT 87 (NEW) OF "ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1," AS PER AMENDED BINDING SITE PLAN RECORDED DECEMBER 10, 2021 AS AUDITOR'S FILE No. 202112100111.

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:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This easement replaces and supersedes that easement dated July 26, 2022, and recorded July 27, 2022, under Skagit County recording number 202207270001, records of Skagit County, Washington.

BY: Puget Sound Energy, Inc.

Darby MFB Broyles  
Darby MFB Broyles, Supervisor Real Estate

**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.

**2. Access.** PSE shall have a reasonable right of access to the Easement Area over and across the Property to enable PSE to exercise its rights granted in this easement.

**3. Easement Area Clearing and Maintenance.** PSE shall have the right to cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. PSE shall also have the right 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.

**4. Restoration.** Following the 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 perform the following activities without PSE's prior written consent: (1) excavate within or otherwise change the grade of the Easement Area; (2) construct or maintain any buildings, structures or other objects on the Easement Area; and/or (3) conduct any blasting within 300 feet of PSE's facilities.

**6. Indemnity.** PSE agrees to indemnify Owner from and against liability incurred by Owner as a result of PSE's negligence, or the negligence of PSE's employees, agents or 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, its employees, agents or contractors or the negligence of third parties. **FOR PURPOSES OF THE FOREGOING INDEMNIFICATION PROVISION ONLY, AND ONLY TO THE EXTENT OF CLAIMS AGAINST PSE BY THE OWNER UNDER SUCH INDEMNIFICATION PROVISION, PSE SPECIFICALLY WAIVES ANY IMMUNITY IT MAY BE GRANTED UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW. THE INDEMNIFICATION OBLIGATION UNDER THIS EASEMENT SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE TO OR FOR ANY THIRD PARTY UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFIT ACTS, OR OTHER EMPLOYEE BENEFIT ACTS.**

**7. Attorneys' Fees.** The prevailing party in any lawsuit brought to enforce or interpret the terms of this Easement shall be entitled to recover its reasonable attorneys' fees and costs incurred in said suit, including on appeal.

**8. Successors and Assigns.** This Easement is binding upon and will inure to the benefit of the successors and permitted assigns of the parties. PSE may not assign or otherwise transfer any of its rights, obligations or interest under this Easement without the prior written consent of Owner, which consent may not be unreasonably withheld. Notwithstanding the foregoing, PSE may assign this Easement to an affiliate

or in connection with a merger, acquisition, corporate reorganization, sale of assets or other change in control.

**9. Complete Agreement; Amendment; Counterparts.** This Easement contains the entire agreement of the parties with respect to this subject matter and supersedes all prior writings or discussions relating to the Easement. This Easement may not be amended except by a written document executed by the authorized representatives of Owner and PSE. This Easement may be executed in counterparts, each of which shall be treated as an original for all purposes and all executed counterparts shall constitute one agreement.

**10. Warranty and Representation of Authority.** The parties each represent to the other that the person or persons executing this Easement have authority to do so and to bind the parties hereunder. All consents, permissions and approvals related to this Easement, and the obligations hereunder, have been obtained. Owner further warrants to PSE that it has the necessary right, title and interests in the Property to grant the easement rights set forth herein.

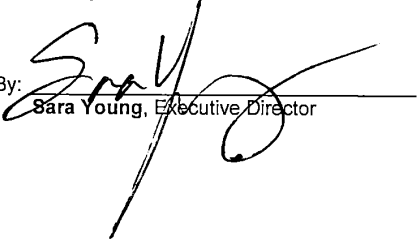
**11. Severability.** Invalidation of any of the provisions contained in this Easement, or of the application thereof to any person, by judgment or court order, shall in no way affect any of the other provisions thereof or the application thereof to any other person and the same shall remain in full force and effect. If a provision is found to be unenforceable or invalid, that provision shall be modified or partially enforced to the maximum extent permitted by law to effectuate the purpose of this agreement.

**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 may have hereunder or at law or equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

DATED this 26<sup>th</sup> day of January, 2024.

OWNER:

THE PORT OF SKAGIT COUNTY,  
a Washington Port District

By:   
Sara Young, Executive Director

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 26<sup>th</sup> day of January, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sara Young, to me known to be the person(s) who signed as Executive Director, of THE PORT OF SKAGIT COUNTY, the Washington Port District that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed, and the free and voluntary act and deed of said THE PORT OF SKAGIT COUNTY, for the uses and purposes therein mentioned; and on oath stated that she is authorized to execute the said instrument on behalf of said THE PORT OF SKAGIT COUNTY.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



[Signature]  
(Signature of Notary)

Sarah M G Hastings  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Burlington

My Appointment Expires: 9/9/2026

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

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SKAGIT )

On this 25<sup>th</sup> day of January, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Darby MH Broyles, to me known to be the person who signed as Supervisor Real Estate, of Puget Sound Energy, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed and the free and voluntary act and deed of Puget Sound Energy, Inc., for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument on behalf of said Puget Sound Energy, Inc.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



[Signature]  
(Signature of Notary)

Rebecca Caroline Riebe  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Snohomish

My Appointment Expires: 1/15/25

Notary seal, text and all notations must not be placed within 1" margins



**Pacific Surveying & Engineering, Inc**  
land surveying • civil engineering • consulting • environmental  
909 Squalicum Way #111, Bellingham, WA 98225  
Phone 360.671.7387 Facsimile 360.671.4685 Email [info@pseurvey.com](mailto:info@pseurvey.com)

EXHIBIT 'A'

**ELECTRICAL FACILITIES EASEMENT AREA 'A' DESCRIPTION**

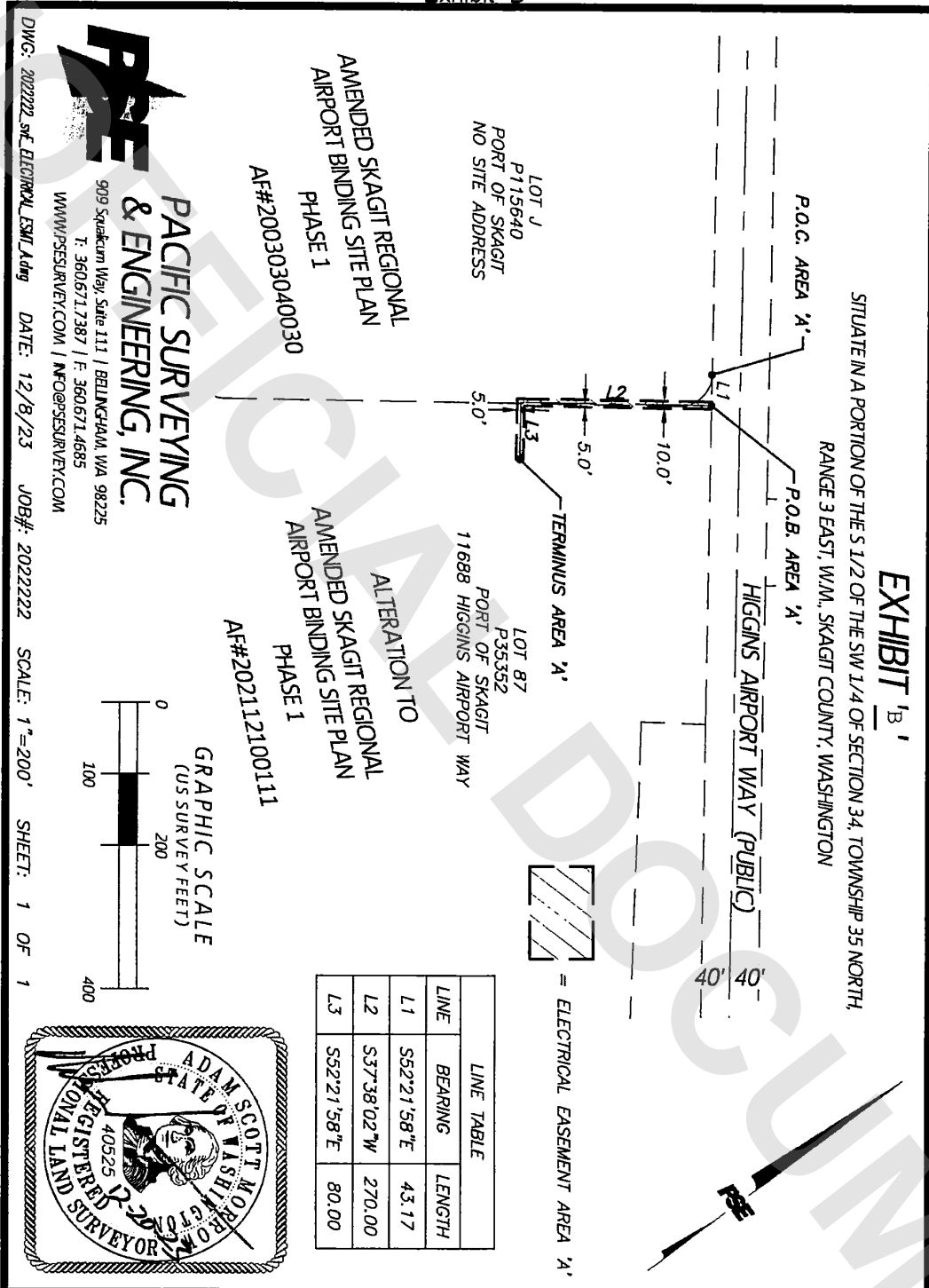
AN EASEMENT FOR ELECTRICAL FACILITIES LOCATED WITHIN A PORTION OF LOT J, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, AND A PORTION OF LOT 87 ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, ACCORDING TO THE MAP THEREOF, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202112100111, BEING 10.00 FEET WIDE AND 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 87; THENCE ALONG THE NORTH LINE THEREOF AND THE SOUTHWEST MARGIN OF HIGGINS AIRPORT WAY SOUTH 52°21'58" EAST, 43.17 FEET TO THE **POINT OF BEGINNING** THENCE DEPARTING SAID MARGIN AT RIGHT ANGLES SOUTH 37°38'02" WEST, 270.00 FEET; THENCE AT RIGHT ANGLES SOUTH 52°21'58" EAST, 80.00 FEET TO THE **TERMINUS** OF SAID CENTERLINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



Exhibit "B"



**EXHIBIT 'B'**

SITUATE IN A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

LINE	BEARING	LENGTH
L1	S52°21'58"E	43.17
L2	S37°38'02"W	270.00
L3	S52°21'58"E	80.00

= ELECTRICAL EASEMENT AREA 1/4'



**PACIFIC SURVEYING & ENGINEERING, INC.**

909 Squakam Way, Suite 111 | BELLEVUE, WA 98225  
 T. 360.671.7387 | F. 360.671.4685  
 WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DWG: 2022222\_srf\_ELECTRICAL\_ESM.dwg DATE: 12/8/23 JOB#: 2022222 SCALE: 1"=200' SHEET: 1 OF 1

