

RETURN ADDRESS:

Puget Sound Energy, Inc.
Bryan Petri, Major Projects
PO Box 97034 / BOT-020
Bellevue, WA 98009-9734

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240491

May 03 2024

Amount Paid \$72.38
Skagit County Treasurer
By Kaylee Oudman Deputy**EASEMENT**

REFERENCE #:

GRANTOR (Owner):

VICKI J. WESEN, TTEE

GRANTEE (PSE):

PUGET SOUND ENERGY, INC.

SHORT LEGAL:

PORTION OF GOV LOT 7, S36-T34N-R4E, W.M.

ASSESSOR'S PROPERTY TAX PARCEL: P29880

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VICKI J. WESEN, TRUSTEE OF THE WESEN BONDURANT TRUST, u/a dated July 31, 2009**, ("Owner"), hereby grants and conveys to **PUGET SOUND ENERGY, INC.**, a Washington corporation ("PSE"), for the purposes hereafter set forth, 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:

COMMENCING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED REAL PROPERTY;

THENCE SOUTHERLY ALONG THE EAST PROPERTY LINE A DISTANCE OF 5 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 10 FEET;

THENCE SOUTHERLY PARALLEL TO SAID EAST PROPERTY LINE A DISTANCE OF 15 FEET;

THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT ON SAID EAST PROPERTY LINE;

THENCE NORTHERLY ALONG SAID EAST PROPERTY LINE A DISTANCE OF 15 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

SEE ATTACHED EXHIBIT "B" FOR REFERENCE.

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:

- a. Overhead facilities.** Poles and other support structures with crossarms, braces, guys and anchors; electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communications; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.
- b. 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. 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. Trees Outside Easement Area. PSE shall have the right to cut, trim remove and dispose of any trees located on the Property outside the Easement Area that could, in PSE's reasonable judgment cause damage to PSE's systems and/or present a hazard to the general public health, safety or welfare as defined in RCW 64.12.035. PSE shall, except in the event of an emergency, prior to the exercise of such right, identify such trees and make a reasonable effort to give Owner prior notice that such trees will be cut, trimmed, removed or disposed. Owner shall be entitled to compensation for the actual market value of merchantable timber (if any) cut and removed from the Property by PSE.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. Severability. Invalidity 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.

13. 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.

[Signatures to follow next page]

DATED this 23 day of April, 2024.

OWNER:

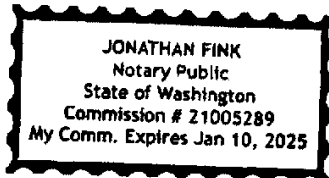
WESEN BONDURANT TRUST
u/a dated July 31, 2009

By: *Vicki J. Wesen*
VICKI J. WESEN, TTEE

STATE OF WASHINGTON)
COUNTY OF Skagit) SS

On this 25th day of April, 2024, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **VICKI J. WESEN, TTEE**, as Trustee of the Wesen Bondurant Trust u/a dated July 31, 2009, to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her 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.



Jonathan Fink
(Signature of Notary)

Jonathan Fink
(Print or stamp name of Notary)

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

My Appointment Expires: 11/01/2025

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

EXHIBIT "A"
LEGAL DESCRIPTION
APN: P29880

THE NORTH 60.00 FEET OF THAT CERTAIN TRACT OF LAND IN GOVERNMENT LOT 7, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, A DISTANCE OF 300.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7 TO THE SHORE LINE OF BIG LAKE; THENCE SOUTHERLY ALONG SAID SHORE LINE OF BIG LAKE TO A POINT 450.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST TO THE RIGHT OF WAY LINE OF SAID RAILWAY COMPANY; THENCE NORTHERLY FOLLOWING SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

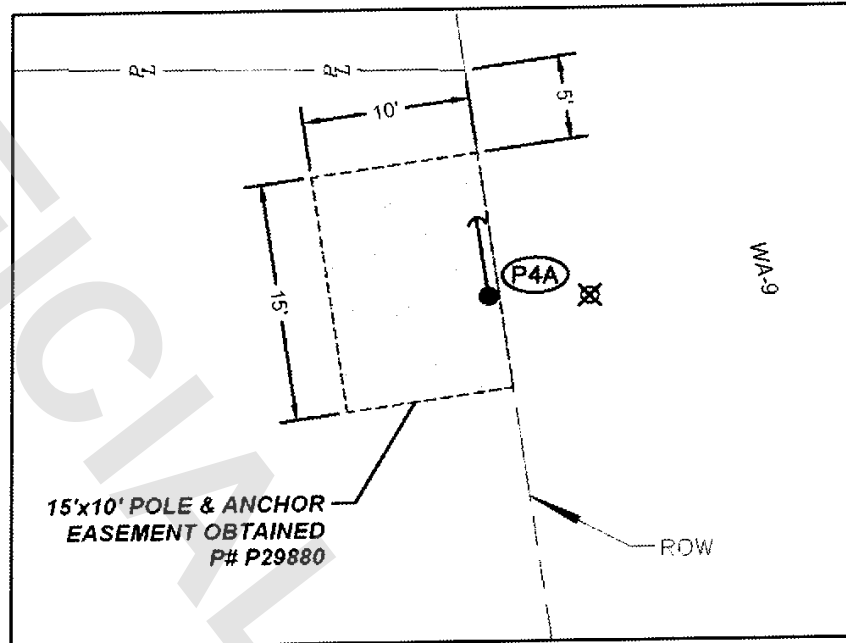
TOGETHER WITH A RIGHT OF WAY OR EASEMENT UPON, OVER AND ACROSS 30.00 FEET OF LAND LYING SOUTH OF AND ADJACENT TO SAID NORTHERN PACIFIC RAILWAY RIGHT OF WAY AND EXTENDING TO THE NORTH LINE OF SAID LOT 7.

TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILROAD, IN THE SOUTHEAST $\frac{1}{4}$ 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 DONALD P. WESEN, UT EX, BY DEED RECORDED DECEMBER 15, 1976, UNDER AUDITOR'S FILE NO. 847546.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Easement Depiction for Reference



EASEMENT DETAIL @ P4A