

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241891

Aug 23 2024

Amount Paid \$1550.86  
Skagit County Treasurer  
By Kaylee Oudman Deputy

WHEN RECORDED RETURN TO:  
CASCADE NATURAL GAS CORPORATION  
8113 W. GRANDRIDGE BLVD.  
KENNEWICK, WA 99336  
ATTENTION: Engineering / Right of Way

**CASCADE NATURAL GAS CORPORATION  
PIPELINE EASEMENT**

THIS EASEMENT, made this 24 day of April, 2024, by and between CASCADE NATURAL GAS CORPORATION, a Washington corporation, whose principal address is 8113 W Grandridge Blvd., Kennewick, Washington (hereinafter referred to as the "COMPANY"), its successors and assigns, and the following named persons, herein, whether singular or plural, hereinafter called "OWNER," namely: Northwest Territory, LLC, whose address is 1408 Redbud Hollow, Edmond, OK 73034, an Oklahoma Limited Liability Company.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement from 30 to 50.41 feet in width, being more particularly described in Exhibit A, attached hereto and made part hereof, through, over, under and across the tract of land hereinafter described, for the purpose of installing and constructing thereon, and thereafter to operate, inspect, protect, improve, maintain, repair, increase the capacity of, remove, replace, and abandon in place, a gas pipeline or lines, including without limitation necessary pipes, regulation devices, equipment, fixtures, and facilities related to the operation or maintenance of said gas lines, said tract of land being situated in the County of Skagit, State of Washington, and more particularly described as follows:

**PROPERTY DESCRIPTION:**

(24.9300 ac) CU F&A #22C AF#750173 1973 TRNSF AF#808345 DR 14 PTN TAX 1 A PORTION OF LOT 2 OF SURVEY AF#200908070062 DESCRIBED AS FOLLOWS: A PORTION W1/2 SE1/4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF ROAD. LESS ROAD AND LESS PARCEL 'A' AND 'B' PARCEL 'A' COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 (SOUTH 1/4 CORNER) OF SAID SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 0-46-08 EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 2,428.58 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF SAID ALTERNATE STATE HIGHWAY NO. 99 (SR-LI, CHUCKANUT DRIVE), AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 43-04-41 WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 324.08 FEET, MORE OR LESS, TO A POINT 20.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST 1/4) BEING A POINT ON THE SOUTH MARGIN OF THE DRAINAGE DISTRICT NO. 14 RIGHT OF WAY AS PER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3604; THENCE SOUTH 89-09-27 EAST ALONG SAID SOUTH MARGIN, PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 208.25 FEET; THENCE SOUTH 43-04-41 EAST FOR A DISTANCE OF 535.44 FEET; THENCE NORTH 46-55-19 EAST FOR A DISTANCE OF 233.11 FEET; THENCE SOUTH 43-04-41 EAST FOR A DISTANCE OF 120.50 FEET; THENCE SOUTH 28-21-06 WEST FOR A DISTANCE OF 216.42 FEET; THENCE SOUTH 46-12-10 WEST FOR A DISTANCE OF 177.97 FEET, MORE OR LESS, TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY MARGIN OF ALTERNATE STATE HIGHWAY NO. 99 (SR-LI, CHUCKANUT DRIVE) AT A POINT BEARING SOUTH 43-04-41 EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 43-04-41 WEST ALONG SAID NORTHEASTERLY MARGIN FOR A DISTANCE OF 547.47 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. PARCEL 'B' PTN NW1/4 SE1/4 NE1/4 SW1/4 BEG ON W LI SD SUB 236.24FT S OF NW C THOF SD PT BEING INT OF W LI SD SUB WI N R/W LI ST HWY TH S 42-48-30 E ALG SD HWY R/ W LI 291.35FT TH N 1-00-30 E PLT W LI SD SUB 427.24FT TO S R/W LI DRG DIST#14 TH N 89-12-30 W ALG SD DRG R/W LI 201.72FT TO W LI SD SUB TH S 1-00-30 W ALG E LI SD SUB 216.24FT TPB

**TAX PARCEL NUMBER: P128648**

**DESCRIPTION OF THE EASEMENT AREA:**

See EXHIBIT A, attached hereto and incorporated by reference.

During construction periods, COMPANY and its agents may use \_40\_ additional feet of OWNER's property along and adjacent to said easement in connection with the construction of said facilities. Should additional pipelines be laid under this grant, at any time, an additional consideration equal to the consideration paid for this grant, calculated on a lineal rod basis, shall be paid for each additional line.

OWNER, its successors and assigns, hereby grants to COMPANY, its successors and assigns, the right at all reasonable times of ingress and egress to the above described premises across adjacent lands of the OWNER, its successors and assigns, at convenient points for the enjoyment of the aforesaid uses, rights, and privileges.

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works, or other structures upon, over, or under the above described tract of land or that would interfere with said pipeline or lines or COMPANY'S rights hereunder. COMPANY shall have the right, but not the obligation, to cut and clear trees and shrubbery from the above described tract of land.

COMPANY hereby agrees that it will pay reasonable damages, to be agreed upon by the parties, that may result to the crops, fences, buildings and improvements on said premises caused by constructing, reconstructing, inspecting, protecting, maintaining, repairing, increasing the capacity of, operating or removing said pipeline or pipelines.

This easement shall be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

Mark R. Hansen  
By: Northwest Territory, LLC

STATE OF OKLAHOMA )  
 ):ss  
COUNTY OF OKLAHOMA )

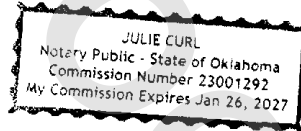
On this 24 day of April 2024, before me personally appeared MARK R. HANSEN to me known to be the of NORTHWEST TERRITORY, LLC, a Washington Limited Liability Company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that (he/she/they) (is/are) authorized to execute said instrument.

(THIS SPACE FOR RECORDING DATA ONLY)

Julie Curl  
Notary Signature  
Notary Public, OKLAHOMA County.  
State of OKLAHOMA

Residing at Edmond, OKLAHOMA

(SEAL)



My Commission Expires: Jan 26 2027

CNG317 Project No. 295626

City Burlington County Skagit

EXHIBIT A  
1 OF 2

EXHIBIT FOR  
PERMANENT PIPELINE EASEMENT

A PORTION OF LAND, SITUATED WITHIN LOT 2 OF RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 200908070062, RECORDS OF SKAGIT COUNTY, WASHINGTON:

COMMENCING AT EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON.

THENCE NORTH 87°43'21" WEST A DISTANCE OF 572.24 FEET;

THENCE SOUTH 56°02'10" WEST A DISTANCE OF 35.79 FEET TO A POINT ON THE CENTERLINE EXISTING PIPELINE EASEMENT, RECORDED UNDER AUDITORS FILE NUMBER 8303180020, RECORDS OF SKAGIT COUNTY;

THENCE ALONG SAID CENTERLINE SOUTH 56°02'10" WEST A DISTANCE OF 51.83 FEET

THENCE SOUTH 55°50'49" WEST A DISTANCE OF 652.30 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 02°33'40" WEST A DISTANCE OF 88.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02°33'40" WEST A DISTANCE OF 35.96 FEET;

THENCE SOUTH 59°03'06" WEST A DISTANCE OF 666.65 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF CHUCKANUT DRIVE, ALSO KNOWN AS HIGHWAY 11;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 41°39'29" WEST A DISTANCE OF 30.07 FEET, TO THE SOUTHEASTERLY SIDELINE OF SAID EXISTING PIPELINE EASEMENT;

THENCE ALONG SAID SIDELINE NORTH 51°11'43" EAST A DISTANCE OF 5.99 FEET;

THENCE NORTH 52°00'41" EAST A DISTANCE OF 35.62 FEET;

THENCE NORTH 56°01'45" EAST A DISTANCE OF 80.64 FEET;

THENCE NORTH 55°50'49" EAST A DISTANCE OF 204.24 FEET

THENCE LEAVING SAID SIDELINE, SOUTH 30°56'54" EAST A DISTANCE OF 20.41 FEET;

THENCE NORTH 59°03'06" EAST A DISTANCE OF 366.56 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT PIPELINE EASEMENT CONTAINS 24,022 SQUARE FEET, MORE OR LESS.



**EXHIBIT A**  
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