



215997

Filed at request of LAND TITLE CO. OF ISLAND COUNTY 3003 30th N.W.

Filed for Record at Request of Oak Harbor, Washington RETURN TO

Name James J. Reininger Address 3121 Franklin Ave East City and State Seattle 98102, Washington Thomas Edward (not), Box 553-22 Oak Harbor

THIS SPACE RESERVED FOR RECORDER'S USE. FILED RECORDED ISLAND COUNTY PAGE 187 REQUEST OF Land Title Co. of Island County 1968 OCT 28 PM 2:06 J.W. LIBBEY, AUDITOR ISLAND COUNTY, WASH. DEPUTY

Statutory Warranty Deed

Form 467-1-REV

47136-

THE GRANTORS JASPER J. WALKER and MARGUERITE WALKER, husband and wife, and JAMES J. REININGER, a single man,

for and in consideration of Two Thousand Seven Hundred Fifty and no/100----- Dollars (\$2,750.00)-----

in hand paid, conveys and warrants to THOMAS J. EDWARD and DOROTHY M. EDWARD, husband and wife,

the following described real estate, situated in the County of Island, State of Washington:

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That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 33 North, Range 2, East W.M., described as follows: Beginning at the Northwest corner of said Northeast 1/4 of the Southwest 1/4; thence East along the North line of said subdivision and along the Southerly line of the Silver Lake Road, a distance of 530 feet to the true point of beginning; thence South 626 feet; thence East to the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North along said East line, 626 feet; thence West along the South line of Silver Lake Road to the true point of beginning.

Grantors reserve a non-exclusive easement for ingress and egress and utilities, over and across the West 30 feet of the property herein described.

Seller's agree to grade in and gravel a 20 foot wide road with center line of said road on survey stakes on West line of above described property.

ISLAND COUNTY WASHINGTON REAL ESTATE EXCISE TAX PAID

OCT 28 1968

AMOUNT PAID 27.50 ISLAND COUNTY TREASURER



Dated this 21st day of October, 1968.

STATE OF Washington, ss. County of Kern

Signatures of Jasper J. Walker, Marguerite Walker, and James J. Reininger with (SEAL) markings.

On this day personally appeared before me Jasper J. Walker and Marguerite Walker, his wife, and James J. Reininger, single, to me known to be the individualS described in and 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 this 21 day of October, 1968.



Signature of Barbara D. Bishop, Notary Public in and for the State of Washington.

K

Viacom Cablevision
MORE OF WHAT YOU'RE LOOKING FOR

92002493

RECEIVED
11-14-91

EASEMENT

The undersigned Grantor does hereby grant Viacom Cablevision perpetual right of way and easement to install, maintain, replace, remove and use an aerial television line; or to survey, place and maintain a buried television coaxial cable and all related equipment with necessary markers under and across the property located at 946 SILVER LAKE ROAD

7

in the County of Island, State of Washington.

92002493

Grantee agrees that said coaxial cable whether it be aerial or buried will be placed in such a manner that it will not interfere with the use of the land by the Grantor. Employees of or persons authorized by Grantee shall, when necessary, have access to Grantee's cable lines for purposes stated. Grantee shall be responsible for all damages that might be said to the land of the Grantor by reason of the installation or maintenance of said cable.

Grantee agrees to save harmless the Grantor from any and all claims for damages arising out of it's use of said land.

2-13-92

Grantor agrees that the terms of this grant will be treated as a covenant running with the land in the event of sale or other transfer of the property.

ACCEPTED FOR VIACOM

ACCEPTED FOR OWNER

BY Marcia Watt
TITLE System Manager
DATE 2-11-92

BY Thomas Edward
TITLE owner
DATE 1 NOV 91
FILED RECORDED
VOL. _____
PAGE _____
FEB 13 2 10 PM '92

STATE OF WASHINGTON
COUNTY OF _____

On this 1st day of November, 1991, before me, _____, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas J. Edward and _____ to me known to be the individual(s) that executed the within and foregoing instrument and acknowledged that they executed the same, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto and affixed the day and year in the certificate above written.

Rebecca K. Buckholz
NOTARY PUBLIC in and for the State of Washington

My commission expires 7/9/95

EXHIBIT FOR RECORD
FEB 13 1992
MADE IN
WASHINGTON STATE

FILED FOR RECORD AT REQUEST OF:
Puget Sound Energy, Inc.
Real Estate Department
1329 State Street
Bellingham, WA 98225

#97 012782 TYPE: EAS \$10.00
BK 732 PG 2736 8/12/97 3:16:04 PM
ISLAND COUNTY AUDITOR
DEPUTY: CS REQUESTED BY:
Land Title Company

EXCISE TAX EXEMPT



AUG 1 1 1997

MAXINE H. SAUTER
ISLAND COUNTY TREASURER

EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM

M6238 10
REFERENCE #: M6238
GRANTOR: THOMAS JACK EDWARD, HUSBAND OF DOROTHY MARGARET EDWARD
GRANTEE: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
SHORT LEGAL: SEE ATTACHED EXHIBIT "A"
ASSESSOR'S PROPERTY TAX PARCEL: 283302-1491470
ABBREVIATED LEGAL: W $\frac{1}{2}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$ of 28-33-2 EWM

For and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, THOMAS JACK EDWARD, HUSBAND OF DOROTHY MARGARET EDWARD ("Grantor" herein) grants, conveys and warrants to PUGET SOUND ENERGY, INC., a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a perpetual easement under, across and over the following described real property (the "Property" herein) in ISLAND COUNTY, Washington:

SEE ATTACHED EXHIBIT "A"

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Easement Area" herein) described as follows:
A Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

AS CONSTRUCTED OR TO BE CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

- 1. Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use an underground electric transmission and/or distribution system upon and under the Easement Area together with all necessary or convenient appurtenances therefore, which may include but are not limited to the following: underground conduits, cables, communication lines; vaults, manholes, switches, and transformers, semi-buried or ground mounted facilities and street lights. Following the initial construction of its facilities, Grantee may from time to time construct such additional facilities as it may require.
- 2. Access.** Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder, provided, that Grantee shall compensate Grantor for any damage to the Property caused by the exercise of said right of access.
- 3. Obstructions; Landscaping.** Grantee may from time to time remove trees, bushes, or other obstructions within the Easement Area and may level and grade the Easement Area to the extent reasonably necessary to carry out the purposes set forth in paragraph 1 hereof, provided, that following any such work, Grantee shall, to the extent reasonably practicable, restore the Easement Area to the condition it was immediately prior to such work. Following the installation of Grantee's underground facilities, Grantor may undertake any ordinary improvements to the landscaping of the Easement Area, provided that no trees or other plants shall be placed thereon, which would be unreasonably expensive or impractical for Grantee to remove and restore.
- 4. Grantor's Use of Easement Area.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided: that Grantor shall not construct or maintain any building or other structure on the Easement Area, which would interfere with the exercise of the rights herein granted; that

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8-12-97

no digging, tunneling or other form of construction activity shall be done on the Property, which would disturb the compaction or unearth Grantee's facilities on the Easement Area, or endanger the lateral support to said facilities; and that no blasting shall be done within 15 feet of the Easement Area.

5. **Indemnity.** By accepting and recording this easement, Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injuries and/or damages suffered by any person, which may be caused by the Grantee's exercise of the rights herein granted; provided that Grantee shall not be responsible to Grantor for any injuries and/or damages to any person caused by acts or omissions of Grantor.

6. **Abandonment.** The rights herein granted shall continue until such time as Grantee ceases to use the Easement Area for a period of five (5) successive years, in which event this easement shall terminate and all rights hereunder shall revert to Grantor, provided that no abandonment shall be deemed to have occurred by reason of Grantee's failure to initially install its facilities on the Easement Area within any period of time from the date hereof.

7. **Successors and Assigns.** Grantee 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 inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 21 day of July, 1997.

GRANTOR:

THOMAS JACK EDWARD

BY: Thomas Jack Edward
THOMAS JACK EDWARD

BY: _____

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this day personally appeared before me THOMAS JACK EDWARD, to me known to be the individual(s) described in and who executed the within and foregoing instrument, that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of July 1997.



Lisa Hensley
Print Name: Lisa M. Hensley
Notary Public in and for the State of Washington
Residing at Oak Harbor
My commission expires 4/15/99

64-81-8

EXHIBIT "A"

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

47 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION AND ALONG THE SOUTHERLY LINE OF THE SILVER LAKE ROAD, A DISTANCE OF 530 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 626 FEET; THENCE EAST TO THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 626 FEET; THENCE WEST ALONG THE SOUTH LINE OF SILVER LAKE ROAD TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 2 EAST W.M., DESCRIBED AS FOLLOWS:

48 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION AND ALONG THE SOUTHERLY LINE OF SILVER LAKE ROAD, A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 626 FEET; THENCE WEST 75 FEET, THENCE SOUTHERLY 335 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED BY JERRY W. TINNEY, ET US, BY CONTRACT DATED JUNE 23, 1969 AND RECORDED AS AUDITOR'S FILE NO. 222728, RECORDS OF ISLAND COUNTY; THENCE EAST TO THE EAST LINE OF SAID WEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 305 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO THOMAS EDWARD, ET UX, BY DEED, DATED OCTOBER 21, 1968, AND RECORDED AS AUDITOR'S FILE NO. 214097, RECORDS IF ISLAND COUNTY, THENCE WEST ALONG THE SOUTH LINE OF SAID EDWARD TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHERLY LINE OF SILVER LAKE ROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.

8-12-47