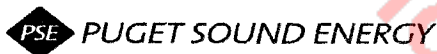


RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department (MRN)
1660 Park Lane
Burlington, WA 98233

**NO EXCISE TAX
REQUIRED**

OCT - 2 2023

BRIAN SULLIVAN, Snohomish County Treasurer
By BRIAN SULLIVAN



EASEMENT

REFERENCE #: N/A
GRANTOR (Owner): OLYMPIC VISTA DEVELOPMENT NW, LLC
GRANTEE (PSE): PUGET SOUND ENERGY, INC.
SHORT LEGAL: PTN OF GL2 & GL3 IN NW ¼ OF NE ¼ SEC3-T29N-R5E W.M.
ASSESSOR'S PARCEL #: 29050300102200

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OLYMPIC VISTA DEVELOPMENT NW, LLC**, a Washington limited liability company ("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 Snohomish 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:

EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF SAID PRIVATE AND PUBLIC STREETS AND ROAD RIGHTS-OF-WAY.

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 gas. Such systems may include, but are not limited to:

Underground facilities. Pipes, pipelines, mains, laterals, conduits, regulators, gauges and rectifiers for gas; 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. 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.

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.

DATED this 25th day of SEPTEMBER, 2023.

OWNER: **OLYMPIC VISTA DEVELOPMENT NW, LLC,**
a Washington limited liability company

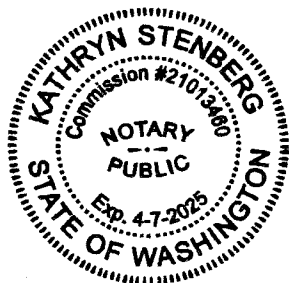
By: [Signature]
PAUL LEAVITT

Its: VP
Vice President

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

On this 25th day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **PAUL LEAVITT**, to me known to be the person who signed as Vice President, of **OLYMPIC VISTA DEVELOPMENT NW, LLC**, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed and 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 was authorized to execute the said instrument on behalf of said limited liability company.

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



[Signature]
(Signature of Notary)

Kathryn Stenberg
(Print or stamp name of Notary)

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

My Appointment Expires: 4/7/25

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

**EXHIBIT "A"
EASEMENT AREA**

THAT PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
BEGINNING AT A POINT 555.38 FEET SOUTH OF QUARTER CORNER ON NORTH BOUNDARY OF SECTION;
THENCE EAST 1292.9 FEET;
THENCE SOUTH 20 FEET;
THENCE WEST 1919.7 FEET TO THE BANK OF EBNEY SLOUGH;
THENCE NORTH 2°24' EAST 50 FEET;
THENCE NORTH 33°51' WEST 210 FEET;
THENCE EAST 740 FEET TO THE POINT OF BEGINNING;
BEING PART OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE
WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST
OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTH LINE OF THAT PARCEL UNDER SPECIAL WARRANTY DEED
RECORDED UNDER AUDITOR'S FILE NO. 200012010675. RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
WHICH MEASURES SOUTH 2°47'23" WEST, A DISTANCE OF 555.38 FEET ALONG THE EAST LINE OF SAID
GOVERNMENT LOT 3 FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 251.97 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO
THE WEST LINE OF THE SOUTHERLY EXTENSION OF 59TH DRIVE NE (FORMERLY 44TH ST. NE), AS
DESCRIBED PER THE PLAT OF WESTVIEW AT SUNNSIDE II AS RECORDED UNDER AUDITOR'S FILE NO.
9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 01°05'04" WEST, ALONG THE SAID WEST LINE OF THE SOUTHERLY EXTENSION OF 59TH
DRIVE NE, A DISTANCE OF 230.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 89°07'08" WEST, A DISTANCE OF 866.93 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO
THE HIGH ORDINARY WATER MARK LINE OF EBNEY SLOUGH AS FIELD LOCATED 5/4/2005;
THENCE NORTH 23°30'55" WEST, A DISTANCE OF 39.85 FEET ALONG SAID ORDINARY HIGH WATER MARK
LINE;
THENCE NORTH 30°05'05" WEST, A DISTANCE OF 142.63 FEET ALONG SAID ORDINARY HIGH WATER MARK
LINE;
THENCE CONTINUING ALONG SAID ORDINARY HIGH WATER MARK LINE NORTH 43°28'19" WEST, A
DISTANCE OF 99.86 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 775.43 FEET ALONG SAID NORTH LINE TO THE POINT OF
BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.