

For and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged.

LUTHERAN BIBLE INSTITUTE OF SEATTLE, a not-for-profit corporation

("Grantor" herein), hereby grants, conveys and warrants to PUGET SOUND POWER & LIGHT COMPANY, a Washington corporation ("Grantee" herein), for the purposes hereinafter set forth, a perpetual easement over, across and under the following described real property (the "Property" herein) in KING County, Washington:

The Northeast Quarter of Section 16, Township 24 North, Range 6 East, W.M. in King County, Washington, lying northerly of that King County right of way known as Southeast 43rd Way and westerly of that King County right of way known as 228th Street Southeast.

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PARTIAL
CARNEL 1000.00
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Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Right-of-Way" herein) described as follows:

A Right-of-Way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The centerline of Grantee facilities as constructed, to be constructed, extended or relocated lying within the above described property.

1% EXCISE TAX NOT REQUIRED

King Co. Records Division

By D. Resnik Deputy

1. Purpose. Grantee shall have the right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the Right-of-Way together with all necessary or convenient appurtenances thereto, which may include but are not limited to the following:

a. Overhead facilities. Poles and/or towers with crossarms, braces, guys and anchors; electric transmission and distribution lines; communication and signal lines; transformers.

b. Underground facilities. Underground conduits, cables, vaults, manholes, switches and transformers; semi-buried or ground mounted facilities such as pads, transformers and switches.

Following the initial construction of its facilities, Grantee may from time to time construct such additional lines and other facilities as it may require.

2. Access. Grantee shall have the right of access to the Right-of-Way 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. Cutting of Trees. Grantee shall have the right to cut or trim any and all brush or trees standing or growing upon the Right-of-Way, and also the right to cut or trim any trees upon the Property which, in falling, could, in Grantee's reasonable judgment, be a hazard to Grantee's facilities.

4. Grantor's Use of Right-of-Way. Grantor reserves the right to use the Right-of-Way 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 Right-of-Way and Grantor shall do no blasting within 300 feet of Grantee's facilities without Grantee's prior written consent.

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 Right-of-Way 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 Right-of-Way within any period of time from the date hereof.

FILED FOR RECORD AT REQUEST OF
PUGET POWER
REAL ESTATE DIVISION
PUGET POWER BLDG.
BELLEVUE, WASHINGTON 98003
ATTENTION: WAREHOUSE

8203300388

7. Successor and Assigns. The rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

DATED this 22 day of March, 19 82

GRANTOR

LUTHERAN BIBLE INSTITUTE OF SEATTLE

By: John H. Bergson, President

By: _____

~~STATE OF WASHINGTON)
 SS
COUNTY OF _____)~~

~~On this day personally appeared before me _____
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and
acknowledged that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein
mentioned.~~

~~GIVEN under my hand and official seal this _____ day of _____, 19 _____~~

~~Notary Public in and for the State of Washington,
residing at _____~~

~~STATE OF WASHINGTON)
 SS
COUNTY OF _____)~~

~~On this day personally appeared before me _____
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and
acknowledged that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein
mentioned.~~

~~GIVEN under my hand and official seal this _____ day of _____, 19 _____~~

~~Notary Public in and for the State of Washington,
residing at _____~~

STATE OF WASHINGTON)
 SS
COUNTY OF KING)

CORPORATE ACKNOWLEDGMENT

On this 22 day of March, 19 82, before me, the undersigned, personally appeared
John H. Bergson and _____
to me known to be the President and _____, respectively, of
LUTHERAN BIBLE INSTITUTE OF SEATTLE the corporation that executed the foregoing instrument,
and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that John H. Bergson authorized to execute the said
instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Donald H. Bergson
Notary Public in and for the State of Washington,
residing at Woodlawn Heights
Abingdon, Wash.
98027

RECORDED THIS DAY
MAR 30 10 57 AM '82
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

9203300388