



201503160067

Skagit County Auditor \$76.00
3/16/2015 Page 1 of 5 8:50AM

Return Name and Address:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
ATTN: Business Services Group

Please print or type information

<p>Document Title(s)</p> <p>1. Grant of Easement— Skagit Valley Senior Village</p> <p>2. AA51</p>
<p>Grantor(s)</p> <p>1. Afi Burlington Owner LLC</p> <p>2.</p> <p>3.</p>
<p>Grantee(s)</p> <p>1. Comcast of Washington IV, Inc.</p> <p>2.</p> <p>3.</p>
<p>Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.)</p> <p>S05 T34N R04E</p> <p><input type="checkbox"/> Additional legal is on page <u>5</u> of document.</p>
<p>Assessor's Property Tax Parcel/Account Number</p> <p>P62822</p> <p><input type="checkbox"/> Property Tax Parcel ID is not yet assigned.</p> <p><input type="checkbox"/> Additional parcel numbers on page _____ of document.</p>

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

UNOFFICIAL DOCUMENT

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated ^{may} April 1, 2013, is made by and between Comcast of Washington IV, Inc., with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and Afi Burlington Owner LLC, with an address of 4610 NE 77th Ave Suite 132, Vancouver, WA 98662 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated April 1, 2013, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located in Skagit County, Washington described as follows:

LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 04 2015

Amount Paid \$
Skagit Co. Treasurer
By *mwm* Deputy

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Afi Burlington Owner LLC

Name: _____

By: Warren E Page

Name: Warren Page

Title: Chief Operating Officer Artegan LLC

GRANTEE

ATTEST:

Comcast of Washington IV, Inc.

Name: _____

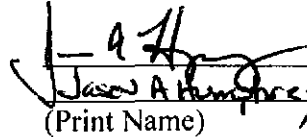
By: Dave Shirley

Name: Dave Shirley

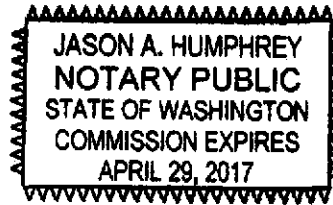
Title: VP Marketing Sales - Seattle Region

STATE OF Washington)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 13th day of May, 2013
by Warren Page, the Chief Operating Officer Artegan LLC of Afi Burlington Owner LLC, on
behalf of said entity. He/she is personally known to me or has presented
OR DL 8847530 (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.


Jason A. Humphrey Notary Public
(Print Name)

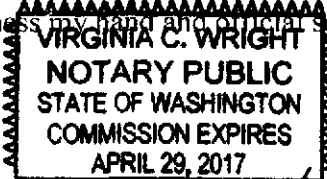
My commission expires: 5/29/13

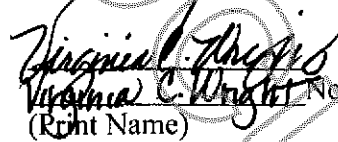


STATE OF Washington)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 15th day of August, 2013
by Dave Shirley, the VP Marketing Sales - Seattle Region of Comcast of Washington IV, Inc.,
on behalf of said entity. He/She is personally known to me or has presented
_____ (type of identification) as identification and did/did not take an
oath.

Witness my hand and official seal.




Virginia C. Wright Notary Public
(Print Name)

My Commission expires: 4/29/2017

DOCUMENT

GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION

Property name and address Skagit Valley Senior Village
400 Gilkey Rd, Burlington WA 98233

Quarter, Quarter, Section, Township and Range: S05 T34N R04E

Parcel or Tax Account Number(s): P62822

Plat Name:

Legal Description of Premises

BURLINGTON AC, ACRES 4.40 (DK12) N1/2 W1/2 LYING WEST OF RAILWAY TRACT 79. EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF TRACT 79, PLAT OF BURLINGTON ACREAGE PROPERTY, (ALSO BEING A PORTION OF LOT 3, BURLINGTON SHORT PLAT NO. BURL-3-00, RECORDED UNDER AF# 200006230084, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 TOWNSHIP 34 NORTH, RANGE 4 EAST.) LYING WESTERLY OF THE BURLINGTON NORTHERN (FORMERLY GREAT NORTHERN) RAILROAD RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 79, PLAT OF BURLINGTON ACREAGE PROPERTY WITH THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID BURLINGTON NORTHERN RAILROAD AS THE SAME IS SHOWN ON