



201606070067

Skagit County Auditor

6/7/2016 Page


1 of

\$77.00
5 11:34AM

Return Name and Address:

Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
ATTN: Business Services Group

Please print or type information

Document Title(s)	3000 <i>SKAGIT</i> C848
1. Grant of Easement— Chestnut Cove Apartments	CHESTNUT COVE APARTM
2.	 A 3 0 0 C 6 4 8 R E C 2 0 1 5 0 7 *
Grantor(s)	
1. Grandview North LLC ✓	
2.	
3.	
Grantee(s)	
1. Comcast Cable Communications Management, LLC ✓	
2.	
3.	
Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.)	
R: 04E T: 35N S: 23	
<input type="checkbox"/> Additional legal is on page <u>5</u> of document.	
Assessor's Property Tax Parcel/Account Number	
P76922	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	

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.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated July 1, 2015, is made by and between Comcast Cable Communications Management, LLC, with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and Grandview North LLC, with an address of P.O. Box 159 , , Arlington ,WA 98223 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated July 1, 2015, 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 at 500 Trail Rd ., Sedro Wolley, WA 98528 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.

easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2016

Amount Paid \$
Skagit Co. Treasurer
By *VF* 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.

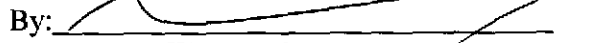
GRANTOR

WITNESS/ATTEST:

Grandview North LLC

P.O. Box 159
Anacostia, WA 98223


Name: Jill Shaver


By: 
Name: Scott Wammack
Title: Managing Member

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

By: 
Name: _____
Title: _____

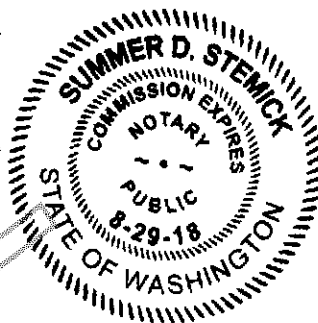
STATE OF Washington)
) ss.
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me this 13th day of July, 2015 by Scott Wammack, the Managing Member of Grandview North LLC, on behalf of said entity. He/she is personally known to me or has presented drivers license (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Summer D Stemick
Summer D Stemick Notary Public
(Print Name)

My commission expires: 8/29/18



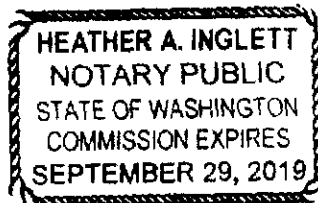
STATE OF Washington)
) ss.
COUNTY OF King

The foregoing instrument was acknowledged before me this 21st day of October, 2015 by Vicky Oxley, the VP Sales and Marketing of Comcast Cable Communications Management, LLC, 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.

Heather A Inglett
Heather Inglett Notary Public
(Print Name)

My Commission expires: 9-29-2019



**GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION**

Chestnut Cove Apartments
500 Trail Rd, Sedro Woolley WA 98284

Quarter, Quarter, Section, Township and Range: R: 04E T: 35N S: 23

Parcel or Tax Account Number(s): P76922

Plat Name:

Legal Description of Premises

MetroScan Full Legal

APN:P76922

(SWFC) PARCEL A OF SURVEY RECORDED UNDER AF#200704170179 AKA THE NORTH 105 FEET OF THE SOUTH 180 FEET OF THE EAST 115.5 FEET OF TRACT 4, SEDRO ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE WEST 96.5 FEET OF THE EAST 212 FEET OF TRACT 4, SEDRO WOOLLEY ACREAGE, ACCORDING TO THE PLAT THEREOF; RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTHERLY 20 FEET AS CONVEYED TO THE CITY OF SEDRO-WOOLLEY UNDER AUDITOR'S FILE NUMBER 199911190064, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO EXCEPT THE EAST 10 FEET AS CONVEYED TO THE CITY OF SEDRO-WOOLLEY UNDER AUDITOR'S FILE NO. 9809280129, RECORDS OF SKAGIT COUNTY,