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Skagit County Auditor

\$77.00

2/5/2018 Page

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4 10:33AM

RETURN TO:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
Attn: Xfinity Communities

SKAGIT



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|--|-----------|
| Document Title(s): Grant of Easement RITA STREET APARTMENTS | 3000 LNPZ |
| Grantor(s): RITA STREET, LLC | |
| Grantee: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC | |
| <p>LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr S: 24 T: 35N R: 04E Q:</p> <p>(2.06 ac) THAT PORTION OF SAID RAILWAY COMPANY'S STATION GROUND PROPERTY AT SEDRO WOOLLEY, WASHINGTON, SITUATED IN THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 24, TWP 35 N, RANGE 4E W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID W 1/2 OF THE SE 1/4 OF THE SW 1/4</p> <p>Additional legal is on page ____ of document.</p> | |
| <p>Assessor's Property Tax Parcel/Account Number P37585</p> | |
| <p>Property Tax Parcel ID is not yet assigned. Additional parcel numbers on page ____ of document.</p> | |

NO MONETARY COMPENSATION PROVIDED FOR EASEMENT

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 September 11, 2017, 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 RITA STREET LLC, with an address of P.O. Box 619 _____, Sedro Woolley, Washington 98284 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 11, 2017, 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, a non-exclusive 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 1005 Rita Street _____, Sedro Woolley, WA 98284 in Whatcom 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

FEB 05 2018

Amount Paid \$
By Skagit Co. Treasurer
Deputy
m/m

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:

RITA STREET LLC

By: 

Name: Paul Woodmansee

Name: Paul Woodmansee

Title: Managing Member

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

By: 

Name: _____

Name: Vicki Oxley

Title: Vice President, Sales & Marketing, Washington Region

**GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION**

Rita Street Apartments
Sedro Woolley, WA 98284

Quarter, Quarter, Section, Township and Range: R: 04E T: 35N S: 24

Parcel or Tax Account Number(s): P37585

Plat Name:

Legal Description of Premises:

MetroScan Full Legal

APN:P37585

(2.06 AC) THAT PORTION OF SAID RAILWAY COMPANY'S STATION GROUND PROPERTY AT SEDRO WOOLLEY, WASHINGTON, SITUATED IN THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 24, TWP 35 N, RANGE 4E W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID W + OF THE SE + OF THE SW + OF SEC 24; THENCE NORTHERLY ALONG THE W LINE OF SAID W + OF THE SE + OF THE SW 1/4 , A DISTANCE OF 690 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 200 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 235 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF THAT CERTAIN STRIP