

After Recording, please return to:

Aaron Yu
8288 Oyster Shell Lane
Anacortes WA 98221

* Re-Record to Fix Grantee Name
on AF NO. 202006050033

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Marissa Guerrero
DATE 06/26/2020

LAND TITLE AND ESCROW Recording Cover Page
M-22142

Document Title(s) (for transactions contained therein): 1. Easement 2. 3. 4.
Reference Number(s) of Documents assigned or released: (on page <u>1</u> of document(s)) 202006050033
Grantor(s) 1. James W. Fox 2. Rebecca J. Fox 3. 4.
Additional Names on page _____ of document.
Grantee(s) 1. Wave Division Holdings, LLC 2. 3. 4.
Additional Names on page _____ of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) Lot 3, SP No. PL05-0893, Ptn Govt Lot 4, 5 & 6, Sec 9-34N-2E
Additional legal is on page _____ of document.
Assessor's Property Tax Parcel/Account Number 340209-0-029-0100; P120706
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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Recording Cover Page

Document Title(s) (for transactions contained therein): 1. Easement 2. 3. 4.	REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY <u>Marissa Guerrero</u> DATE <u>06/05/2020</u>
Reference Number(s) of Documents assigned or released: (on page ____ of documents(s))	
Grantor(s) 1. James W. Fox 2. Rebecca J. Fox 3. 4.	
Additional Names on page _____ of document.	
Grantee(s) 1. Wave Holdings, LLC 2. 3. 4.	
Additional Names on page _____ of document.	
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) Lot 3, SP No. PL09-0893, Ptn Govt Lot 4, 5 & 6, Sec 9-34N-2E	
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Date: 31 May 2020

EASEMENT

* Re-Record to Fix Grantee Name on
AF NO. 202006050033

GRANTOR (Owner): JAMES W. FOX AND REBECCA J. FOX, Trustees of The James and Rebecca Fox Family Trust

GRANTEE: WAVE DIVISION HOLDINGS, LLC.

SHORT LEGAL: LOT 3, SP No. PL05-0893, PTN GOVT LOT 4, 5 & 6, SEC 9-34N-2E

ASSESSOR'S PROPERTY TAX PARCEL: P120706, 340209-0-029-0100

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES W. FOX and REBECCA J. FOX, Trustees of the James and Rebecca Fox Family Trust ("Owner" herein), hereby grants and conveys to WAVE DIVISION HOLDINGS, LLC ("Wave" herein) for the purposes described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (the "Property" herein) in Skagit County, Washington:

LOT 3 of Short Plat No. PL05-0893, approved May 16, 2008, recorded May 19, 2008, under auditor's File No. 200805190147, records of Skagit County, Washington; being a portion of Government Lots 4, 5 and 6 in Section 9, Township 34 North, Range 2 East, W.M.

Situate in the county of Skagit, state of Washington

Except as may be otherwise set forth herein Wave's rights shall be exercised upon that portion of the Property described as follows: A Right of Way Ten (10) feet in width with Five (5) feet on each side of a centerline described as follows:

1. The centerline of Grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. Specifically, the centerline will encompass the shortest distance between currently constructed facility (Wave pedestal) to access the south border of the Oyster Shell Lane easement already established for ingress, egress, roadway, and utilities detailed under Auditor's File No. 644979, Short Plat No. PL05-0893, and Short Plat No. PL04-0849.
2. **Restoration.** Following initial installation, repair or extension of its facilities, Wave shall, to the extent reasonably practiceable, restore landscaping and surfaces and portions of the Property affected by Wave's work to the condition existing immediately prior to such work. All restoration which is the responsibility of Wave shall be performed as soon as reasonably possible after the completion of Wave work and shall be coordinated with Owner so as to cause the minimum amount of disruption to Owner's use of the Property.

Date: 31 May 2020

EASEMENT

GRANTOR (Owner): JAMES W. FOX AND REBECCA J. FOX, Trustees of The James and Rebecca Fox Family Trust
GRANTEE: WAVE HOLDINGS, LLC
SHORT LEGAL: LOT 3, SP No. PLO5-0893, PTN GOVT LOT 4, 5 & 6, SEC 9-34N-2E
ASSESSOR'S PROPERTY TAX PARCEL: P120706, 340209-0-029-0100

For and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES W. FOX and REBECCA J. FOX, Trustees of the James and Rebecca Fox Family Trust ("Owner" herein), hereby grants and conveys to WAVE HOLDINGS, LLC for the purposes described below, a nonexclusive perpetual easement over, under, along across and through the following described real property (the "Property" herein) in Skagit County, Washington:

LOT 3 of Short Plat No. PLO5-0893, approved May 16, 2008, recorded May 19, 2008, under auditor's File No. 200805190147, records of Skagit County, Washington; being a portion of Government Lots 4, 5 and 6 in Section 9, Township 34 North, Range 2 East, W.M.

Situate in the county of Skagit, state of Washington

Except as may be otherwise set forth herein Wave Holdings, LLC's rights shall be exercised upon that portion of the Property described as follows: A Right of Way Ten (10) feet in width with Five (5) feet on each side of a centerline described as follows:

1. The centerline of Grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. Specifically, the centerline will encompass the shortest distance between currently constructed facility (Wave pedestal) to access the south border of the Oyster Shell Lane easement already established for ingress, egress, roadway, and utilities detailed under Auditor's File No. 644979, Short Plat No. PLO5-0893, and Short Plat No. PLO4-0849.
2. **Restoration.** Following initial installation, repair or extension of its facilities, Wave Holdings, LLC shall, to the extent reasonably practiceable, restore landscaping and surfaces and portions of the Property affected by Wave Holdings, LLC's work to the condition existing immediately prior to such work. All restoration which is the responsibility of Wave Holdings, LLC shall be performed as soon as reasonably possible after the completion of Wave Holdings, LLC work and shall be coordinated with Owner so as to cause the minimum amount of disruption to Owner's use of the Property.

3. **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.

DATED this 4th day of June, 2020.

GRANTOR: JAMES W. FOX and REBECCA J. FOX, Trustees of the James and Rebecca Fox Family Trust

By: James W. Fox TTEE
JAMES W. FOX, Trustee

By: Rebecca J. Fox TTEE
REBECCA J. FOX, Trustee

3. **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.

DATED this 27th day of June, 2020.

GRANTOR: JAMES W. FOX and REBECCA J. FOX, Trustees of the James and Rebecca Fox Family Trust

By: James W. Fox TEE
JAMES W. FOX, Trustee

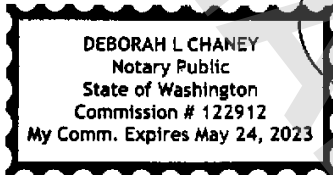
By: Rebecca J. Fox TEE
REBECCA J. FOX, Trustee

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (RCW 42.44.100)

State of Washington }
County of Skagit } ss.

I certify that I know or have satisfactory evidence that James W. Fox of Rebecca W. Fox
Name of Signer
is the person who appeared before me, and said
person acknowledged that he/she signed this
instrument and acknowledged it to be his/her
free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: 06/04/2020
Month/Day/Year



Deborah L. Chaney
Signature of Notarizing Officer

Notary
Title (Such as "Notary Public")

My appointment expires
05/24/2023
Month/Day/Year of Appointment Expiration

Place Notary Seal and/or Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement

Document Date: 5/31/2020 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

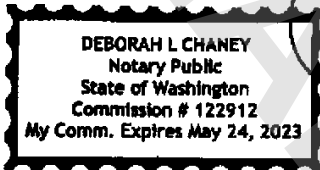


WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (RCW 42.44.100)

State of Washington }
County of Skagit } ss.

I certify that I know or have satisfactory evidence that James W. Fox or Rebecca Fox
Name of Signer
is the person who appeared before me, and said
person acknowledged that he/she signed this
instrument and acknowledged it to be his/her
free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: 06/04/2020
Month/Day/Year



Deborah L. Chaney
Signature of Notarizing Officer

Notary
Title (Such as "Notary Public")

My appointment expires
05/24/2023
Month/Day/Year of Appointment Expiration

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Document Date: 5/31/2020 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER
Top of thumb here