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08/02/2023 01:18 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

Return Address:

ATTN: DAVID von MORITZ
WaveDivision Holdings, LLC
3700 Monte Villa Pkwy
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7512

AUG 02 2023

Amount Paid \$ 21.83
Skagit Co. Treasurer

By *LT* Deputy

Document Title(s) (or transactions contained therein):

1. Utility Easement Agreement

Reference Number(s) of Documents assigned or released: N/A
(on page of documents(s))

Grantor(s) (Last name first, then first name and initials):

1. BECCA'S HOLDINGS, LLC., a Washington Limited Liability Company
- 2.

Grantee(s) (Last name first, then first name and initials):

1. WAVEDIVISION HOLDINGS, LLC

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PTN LOTS 1 & 2, BLOCK 5, PLAT OF ALGER (VOL 4, PG 9)

Full legal is on page(s) 6 of document.

Assessor's Property Tax Parcel/Account Number

4042-005-002-0108 (P70391)

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement (this "**Agreement**") is made and entered into as of this 17th day of June, 2023 (the "**Effective Date**"), by and between BECCA's HOLDINGS L.L.C., a Washington Limited Liability Company, (the "**Grantor**"), and WAVEDIVISION HOLDINGS, LLC a Delaware limited liability company ("**Astound**").

Background

Grantor owns certain real property located in Skagit County, Washington, comprised of approximately 1.20 acres, commonly known as 1680 Alger Cain Lake Road, Sedro Woolley, WA 98284, and having Skagit County Assessor's Tax Parcel No. 4042-005-002-0108 (P70391)), as more particularly described on **Schedule 1** to this Agreement (the "**Property**"). Astound provides its customers with a variety of telecommunications, high speed data transmission, broadband Internet access and other similar services. Grantor desires to grant Astound a utility easement allowing Astound to install and maintain to install and maintain certain coaxial and/or fiber optic cable and associated equipment and facilities (collectively, the "**Network Facilities**") on, in, over, under, upon and through a portion of the Property, under the terms and conditions contained in this Agreement.

Agreement

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Astound now agree as follows:

1. Grant of Easement and Right of Access. Grantor hereby grants and conveys to Astound a perpetual, non-exclusive easement in gross (the "**Easement**") over, under, upon and across the following portion of the Property (the "**Easement Area**"):

THAT PORTION OF THE WESTERLY 87.59 FEET OF THE GRANTOR'S PROPERTY LYING BETWEEN THE GRANTOR'S FENCE, AS CURRENTLY LOCATED, AND THE NORTHERLY MARGIN OF THE ALGER CAIN LAKE ROAD RIGHT-OF-WAY.

(FOR THE RELOCATION AND MAINTENANCE OF DOWN GUYS AND ANCHORS ONLY)

Astound may use the Easement Area solely for installing, maintaining and operating its Network Facilities (the "**Permitted Use**"). In connection with the Easement, Grantor also grants to Astound a continuing right of access (the "**Access Right**") over, across, upon and through those portions of the Property that are reasonably necessary for Astound to access in order to reach the Easement Area and perform the Permitted Use.

2. Ownership of the Network Facilities. The Network Facilities are and shall at all times be and remain the sole and exclusive property of Astound and subject to Astound's sole and exclusive management and control, and neither Grantor nor any subsequent owner(s) of the Property or any part thereof shall acquire any right, title, or interest in any Network Facilities.

3. Covenants of the Parties. Grantor covenants and agrees that Grantor shall not grant to any other individual or entity, any easements, licenses or other rights in or to the Property that could materially and adversely interfere with Astound's Permitted Use of the Easement Area and Astound's Network Facilities installed on the Easement Area. Grantor further covenants and agrees Grantor shall in no way disturb, alter or move any part of the Network Facilities or otherwise interfere with Astound's rights and obligations as provided under this Agreement. Astound covenants and agrees to use its commercially reasonable efforts to promptly remediate any damage to the Property proximately resulting from Astound's use of the Easement Area. Astound covenants and agrees to indemnify and hold Grantor harmless from any loss, cost and expense incurred by Grantor as a direct consequence of any third party claim proximately resulting from Astound's use of the Easement Area.

4. Easement Runs With the Land. The Easement and Access Right granted to Astound by this Agreement are intended to touch and concern the Property, and shall run with the Property and be binding on Grantor's successors in title to the Property in perpetuity. Astound shall hold the rights and benefits granted by this Agreement in gross, and Astound's rights under this Agreement shall be freely assignable.

5. Representations of the Parties. Each of the parties represents and warrants to the other that: (i) they have all necessary power and authority to enter into and perform the terms of this Agreement; and (ii) they have duly executed and acknowledged this Agreement and that this Agreement constitutes a valid and binding agreement of such party, enforceable in accordance with its terms.

6. Miscellaneous. Grantor agrees to take or cause to be taken such further actions, to execute, deliver and file such further documents and instruments and to obtain such consents as may be necessary or may be reasonably requested by Astound to fully effectuate the purposes of this Agreement and the Easement granted by this Agreement. Astound shall be responsible for personal property taxes, if any, that are assessed with respect to the Network Facilities and Grantor shall be responsible for all real property and personal property taxes, if any, assessed with respect to the Property. This Agreement shall not be amended, altered or modified except by an instrument in writing duly executed and acknowledged by the parties hereto. This Agreement shall be governed and construed in accordance with the laws of the State in which the Property is located. This Agreement may be executed in multiple counterparts, and all counterparts shall collectively constitute a single agreement.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties, intending to be legally bound hereby, have duly executed this Agreement for the purposes and consideration expressed in it and delivered this Agreement as of the date first written above.

GRANTOR:

BECCA'S HOLDINGS LLC,
a Washington Limited Liability Company

By 

Name: Rebecca Joostens

Title: Managing Member

ASTOUND:

WAVEDIVISION HOLDINGS, LLC, a
Delaware limited liability company

By 

Name: Jared Sonne

Title: SVP/GM

[The remainder of this page is intentionally left blank.]

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17th day of June, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Rebecca Joostens, to me known to be the person who signed as the Managing Member, of BECCA'S HOLDINGS, LLC, a Washington Limited Liability Company, that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of BECCA'S HOLDINGS LLC for the uses and purposes therein mentioned; and on oath stated that he/she was authorized to execute said instrument on behalf of said entity.

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



NOTARY PUBLIC in and for the State of Washington
residing at Monroe therein
My appointment expires April 29, 2025

[The remainder of this page is intentionally left blank.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

On July 27th, 2023, before me, Susan White-Villarreal, Notary Public
(insert name and title of the officer)

personally appeared Jared Sonne
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



SCHEDULE 1
LEGAL DESCRIPTION OF PROPERTY

PARCEL A:

THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2;
THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 301.50 FEET;
THENCE AT RIGHT ANGLES SOUTHERLY TO THE NORTH LINE OF PARK ROAD, AS SHOWN ON THE ABOVE PLAT;
THENCE EAST ALONG THE NORTH LINE OF PARK ROAD TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D, SHORT PLAT 41-82, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, PLAT OF ALGER,
THENCE NORTH 01°05'00" WEST ALONG THE WEST LINE OF LOT D, A DISTANCE OF 107.13 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°05'00" WEST A DISTANCE OF 70.00 FEET TO A CAP AND REBAR, MARKING THE NORTHEAST CORNER OF SAID LOT, ALSO BEING AN ANGLE POINT IN SAID LOT D;
THENCE SOUTH 88°55'00" WEST A DISTANCE OF 17.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2,
THENCE SOUTH 14°44'01.5" EAST A DISTANCE OF 72.03 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D, SHORT PLAT 41-82, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, PLAT OF ALGER,
THENCE NORTH 01°05'00" WEST, ALONG THE WEST LINE OF LOT D, A DISTANCE OF 177.13 TO THE NORTHEAST CORNER OF SAID LOT 2, AND AN ANGLE POINT IN THE WEST LINE OF SAID LOT D;
THENCE SOUTH 88°55'00" WEST, A DISTANCE OF 37.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°55'00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET TO A 2 INCH IRON PIPE BEING AN ANGLE POINT IN THE WEST LINE OF LOT D, ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;
THENCE NORTH 01°05'00" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT D;
THENCE SOUTH 77°25'58.5" EAST A DISTANCE OF 72.03 FEET TO THE TRUE POINT OF BEGINNING..

SKAGIT COUNTY ASSESSOR'S TAX PARCEL # 4042-005-002-0108 (PARCEL # P70391)