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11/17/2023 02:21 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 8791
NOV 17 2023

Amount Paid \$ 29⁰⁰
Skagit Co. Treasurer
By *DM* 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. GARY K JOHNSON AND KRISTINE M JOHNSON, husband and wife
- 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 SE¼ of SW¼ Sec 25 and PTN NE¼ of NW¼ SEC 36, all in TWP 34N, R4E W.M.

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

Assessor's Property Tax Parcel/Account Number

3941-000-055-0000 (P67126)

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement (this "**Agreement**") is made and entered into as of this 21st day of October, 2023 (the "**Effective Date**"), by and between GARY K JOHNSON AND KRISTINE M JOHNSON, husband and wife, (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 2.50 acres, commonly known as 16936 Lake View Boulevard, Mount Vernon, WA 98274, and having Skagit County Assessor's Tax Parcel No. 3941-000-055-0000 (P67126), 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**" herein) :

ONE (1) EASEMENT AREA TEN (10) FEET IN WIDTH WITH FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PROPERTY, GENERALLY LOCATED AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN EASEMENT TO PUGET SOUND ENERGY DATED DECEMBER 26, 2018 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201901220128.

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.

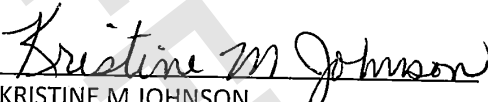
6. Miscellaneous. Grantor agrees to take or cause to be taken such further actions, to execute, deliver and file such further documents and instruments and to obtain such consents as may be necessary or may be reasonably requested by Astound to fully effectuate the purposes of this Agreement and the 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.

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:



GARY K JOHNSON



KRISTINE M JOHNSON

ASTOUND:

WAVEDIVISION HOLDINGS, LLC, a
Delaware limited liability company

By _____

Name: Jared Sonne

Title: SVP/CM

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GARY K JOHNSON and KRISTINE M JOHNSON to me known to be the persons who signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



(Handwritten signature of Carl V Zaremba)

(Signature of Notary)

Carl V Zaremba

(Print or stamp name of Notary)

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

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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 November 7, 2023 before me, personally appeared Jared Sonne, Sr. VP / General Manager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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)

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

Schedule 1

Legal Description of Property

A PORTION OF LOTS 54 AND 55 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT APPROVED APRIL 3, 2013, RECORDED APRIL 29, 2013, UNDER AUDITOR'S FILE NO. 201304290223, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 53, 54, 55, 56, 57 AND 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOTS 53 AND 63, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01°32'45" EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12°11'10", AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 10°38'25" WEST 62.74 FEET ALONG SAID MARGIN AND THE EASTERLY LINE OF SAID LOT 63;
 THENCE NORTH 77-11-52 EAST 204.04 FEET;
 THENCE SOUTH 12-48-08 EAST 137.24 FEET;
 THENCE SOUTH 12-23-45 WEST 71.94 FEET; THENCE SOUTH 18-14-55 EAST 152.82 FEET;
 THENCE NORTH 57-13-22 EAST 137.66 FEET;
 THENCE NORTH 62-39-25 EAST 81.80 FEET;
 THENCE NORTH 34-49-00 EAST A DISTANCE OF 139.82 FEET TO THE CENTERLINE OF SAID VACATED LAKE VIEW BOULEVARD AS SHOWN ON SAID PLAT 1, LAKE VIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.;
 THENCE SOUTH 00-35-13 EAST 71.54 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT IN SAID CENTERLINE;
 THENCE SOUTH 87-13-49 EAST 25 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO BIG LAKE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SHORELINE OF SAID BIG LAKE TO THE SOUTH LINE OF SAID LOT 57, AS DESCRIBED IN QUIT CLAIM DEED TO MATTHEW MIHELICH AND TRISTINE MIHELICH AND RECORDED UNDER AUDITOR'S FILE NOS. 9512190066 AND 9601080086, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE NORTH 70-37-16 WEST 25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID MIHELICH TRACT;
 THENCE NORTH 18-14-12 EAST 75.80 FEET ALONG SAID MIHELICH TRACT;
 THENCE NORTH 52-12-00 EAST 104.26 FEET TO A POINT ON THE LINE BETWEEN LOTS 55 AND 56; THENCE NORTH 18-14-54 WEST 247.27 FEET ALONG SAID LOT 55 TO A CORNER AS SHOWN ON SAID BOUNDARY LINE ADJUSTMENT;
 THENCE NORTH 87-38-30 WEST 114.82 FEET ALONG THE NORTH LINES OF SAID LOTS 55 AND 56 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SKAGIT COUNTY TAX PARCEL NO. 3941-000-055-0000 (P67126)

UTILITY EASEMENT AGREEMENT
 WAVEDIVISION HOLDINGS, LLC

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