

Return Name and Address:

COMCAST
ATTN: Business Services Group
400 Sequoia Dr.
Bellingham, WA. 98226
360-527-8310



200401150069

Skagit County Auditor

1/15/2004 Page 1 of 5 9:22AM

Please print or type information

Document Title(s) 1. Memorandum of Easement— 108 Snoqualmie Apartments 2.
Grantor(s) 1. FRAN & LEO F. MAGNETT 2. 3.
Grantee(s) 1. COMCAST OF WASHINGTON IV, INC. 2. 3.
Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.) R 04E, T 34N, S 9 <input type="checkbox"/> Additional legal is on page <u>5</u> of document.
Assessor's Property Tax Parcel/Account Number P 53700 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel numbers on page _____ of document.

☒ **NO MONETRY COMPENSATION WAS PROVIDED FOR THIS 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.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

COMCAST OF WASHINGTON IV, INC.
400 Sequoia Dr.
Bellingham, WA. 98226
Attn: Business Services Group
360-527-8310

GRANT OF EASEMENT

EXHIBIT A

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 14 2004

Amount Paid
By: Skagit County Treasurer Deputy

This Grant of Easement (the "Easement") dated this August 1, 2003, by and between **COMCAST OF WASHINGTON IV, INC.**, its successors and assigns, hereinafter referred to as "Grantee" and **FRAN & LEO F. MAGNETT**, hereinafter referred to as "Grantor".

Grantor and Grantee are parties to an Service/Access and Installation Agreement dated August 1, 2003, pursuant to which Grantee provides certain broadband communications services to the Premises commonly known as 108 Snoqualmie Apartments, located at 108 Snoqualmie St., Mount Vernon, Washington.

Now, for good and valuable consideration, Grantor(s), owner(s) of the property described below, hereby grant(s) to 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 "System") 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 "Property") located in the County of Skagit, State of Washington described as follows:

LEGAL DESCRIPTION: (See Attached Exhibit A)



Grantor(s) agree for themselves and their heirs and assigns that the System on the Property 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 trees and/or cut roots which may endanger or interfere with said System and shall have free access to said System 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 Property 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 commence on the date appearing in the first paragraph hereof and shall continue for an initial period of fifteen (15) years. Thereafter, this easement shall be automatically renewed for consecutive terms of two (2) years each, unless otherwise terminated by the parties as set forth in the Agreement.

Executed this 29 day of July, 2003.

WITNESS/ATTEST:

OWNER: FRAN & LEO F. MAGNETT

By: _____

By: _____

Fran Magnett

Name: Fran and/or Leo Magnet

Print: _____

Title: Owners

ATTEST:

COMPANY: COMCAST OF WASHINGTON IV, INC.

By: _____

By: _____

John Dietrich

Name: _____

Print: _____

Title: _____

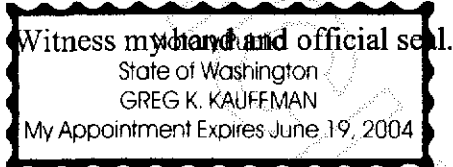
John Dietrich
Area VP NPS



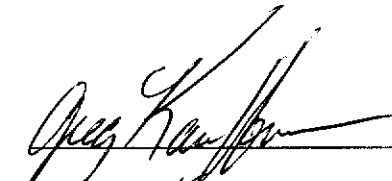
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

OWNER NOTARY

The foregoing instrument was acknowledged before me this 29 day of July, 2003, by Fran and/or Leo Magnet of FRAN & LEO F. MAGNETT, on behalf of FRAN & LEO F. MAGNETT. He/she is (personally known to me) or (has presented) (type of identification) as identification and did not take an oath.



(Seal)


GREG KAUFFMAN

(Print Name)

Notary Public

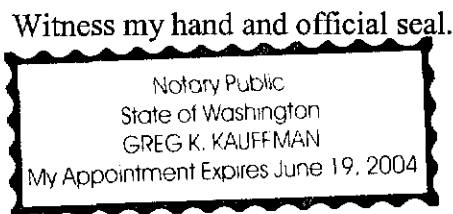
My commission expires: 6-19-04

STATE OF WASHINGTON)


COMPANY NOTARY

) ss.
COUNTY OF SNOHOMISH)

The foregoing instrument was acknowledged before me this 8 day of December, 2003, by John Dietrich of COMCAST OF WASHINGTON IV, INC., on behalf of the corporation. He is personally known to me and did not take an oath.



(Seal)


GREG KAUFFMAN, Notary Public
(Print Name)

My Commission expires: June 19, 2004

PLEASE DO NOT WRITE IN THE MARGINS. THE COUNTY AUDITOR'S OFFICE WILL NOT RECORD THE DOCUMENT IF THERE IS ANY WRITING IN THE MARGIN.



GRANT OF EASEMENT

Exhibit A

LEGAL DESCRIPTION

108 Snoqualmie Apartments

108 Snoqualmie St., Mount Vernon, Skagit County

Quarter,Quarter,Section, Township and Range: R 04E, T 34N, S 9

Parcel or Tax Account Number(s): P 53700

LEGAL DESCRIPTION REQUIRED

DK 3 ; MOODY ' S TO MT VERNON E1 / 2 LT

6 ALL LTS 7 TO 10 BLK 1 INC M / H

11915 OLYMN 71 48X12

Plat Name: Moody's To Mount Vernon

