



200605080127

Skagit County Auditor

5/8/2006 Page

1 of

5 10:13AM

Return Name and Address:

COMCAST Cable Communications, Inc.

ATTN: Business Services Group

P.O. Box 97007
Redmond, WA 98053

Please print or type information

Document Title(s)	
1. Memorandum of Easement—	Maddox Creek Condominiums
2.	
Grantor(s)	
1.	RUBICON DEVELOPEMENT, INC.
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 28	
<input type="checkbox"/>	Additional legal is on page <u>5</u> of document.
SKAGIT COUNTY - WASHINGTON Real Estate Excise Tax MAY 08 2006 Amount Paid \$ <u>0</u> Skagit County Treasurer By: <i>SP</i> Deputy	
Assessor's Property Tax Parcel/Account Number	
P 117008 & P 117009	
<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

MEMORADUM OF EASEMENT

EXHIBIT A

This Grant of Easement (the "Easement") dated this March 1, 2005, by and between **COMCAST OF WASHINGTON IV, INC.**, its successors and assigns, hereinafter referred to as "Grantee" and **RUBICON DEVELOPEMENT, INC.**, hereinafter referred to as "Grantor".

Grantor and Grantee are parties to a Service/Access and Installation Agreement dated March 1, 2005, pursuant to which Grantee provides certain broadband communications services to the Premises commonly known as Maddox Creek Condominiums, located at 3301-3321 Park Lane, 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 County of Skagit, State of Washington described as follows:

LEGAL DESCRIPTION: (See Attached Exhibit A)



200605080127
Skagit County Auditor

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 1 day of March, 2005.

WITNESS/ATTEST:

OWNER: RUBICON DEVELOPEMENT, LLC, INC.

By: *Michelle D. Smith*

By: *Bob Ruby*

Print: Michelle D. Smith

Name: Bob Ruby
Title: President Member

ATTEST:

COMPANY: COMCAST OF WASHINGTON IV, INC.

By: _____

By: *John Dietrich*

Print: _____

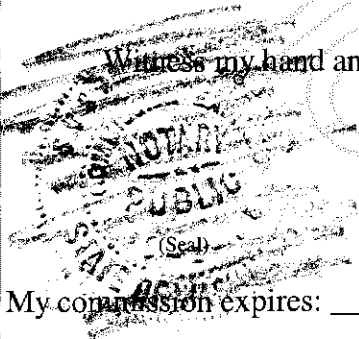
Name: John Dietrich
Title: VP, North Puget Sound



STATE OF WASHINGTON)) NOTARY for RUBICON DEVELOPEMENT, INC.
) ss.
COUNTY OF SKAGIT)

The foregoing instrument was acknowledged before me this 3rd day of March, 2005, by Bob Ruby of RUBICON DEVELOPEMENT, INC., on behalf of RUBICON DEVELOPEMENT, INC. He/she is (personally known to me) or (has presented) Washington drivers license (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



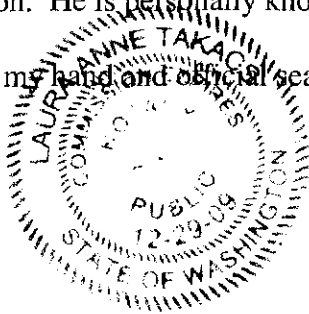
Susan K Ragan
Susan K Ragan Notary Public
(Print Name)

My commission expires: 8-01-2006

STATE OF WASHINGTON)) NOTARY for COMCAST
) ss.
COUNTY OF KING)

The foregoing instrument was acknowledged before me this 1 day of April, 2006 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.

Witness my hand and official seal.



Laura Anne Takacs
Laura Anne Takacs
(Print Name)

(Seal)

My Commission expires: 12-29-09

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
Maddox Creek Condominiums
3301-3321 Park Lane, Mount Vernon, Skagit County

Quarter, Quarter, Section, Township and Range: R 04E, T 34N, S 28

Parcel or Tax Account Number(s): P 117008 & P 117009

LEGAL DESCRIPTION REQUIRED

P 117008

MADDOX CREEK PUD PHASE 3, LOT C15,
ACRES 0.51

P 117009

MADDOX CREEK PUD PHASE 3, LOT C16,
ACRES 0.47

Plat Name: Maddox Creek Pud Phase 3



200605080127
Skagit County Auditor

5/8/2006 Page

5 of

5 10:13AM