



201205240005

Skagit County Auditor

Return Name and Address:

Comcast Cable

4020 Auburn Way N

Auburn, WA 98002

ATTN: Business Services Group

5/24/2012 Page

1 of

9 8:39AM

Please print or type information

Document Title(s)

1. Grant of Easement—La Venture Apartments
- 2.

Grantor(s)

1 La Venture Housing LLC

- 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.)

SE NE 17-344

☐ Additional legal is on page 5 of document.**Assessor's Property Tax Parcel/Account Number**

P25889

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel numbers on page _____ of document.

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.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated February 14, 2012, by and between Comcast of Washington IV, Inc., with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and LaVenture Housing LLC, with an address of 100 23rd av s, Seattle WA 98144 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Installation and Services Agreement dated February 14, 2012, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the 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 "Company Wiring") 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 "Premises") located in Skagit County, Washington described as follows:

LEGAL DESCRIPTION:
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises 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 or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring 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 Premises 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 run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 24 2012

Amount Paid \$
Skagit Co. Treasurer
By *MM* Deputy



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Skagit County Auditor


IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

LaVenture Housing LLC

Name: _____

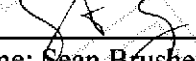
By: 
Name: John R. Hickman
Title: Vice President

GRANTEE

ATTEST:

Comcast of Washington IV, Inc.

Name: _____

By:  3.8.12
Name: Sean Brushett
Title: Vice President of Sales and Marketing

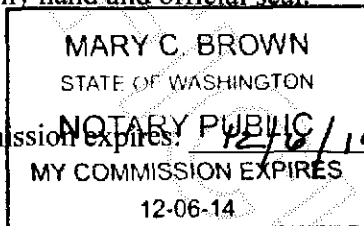


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STATE OF Washington
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me this 17th day of February, 2012
by John R Hickman, the Vice President of LaVenture Housing LLC, on behalf of said entity.
(He/she is personally known to me or has presented _____ (type of
identification) as identification and did/did not take an oath.

Witness my hand and official seal.



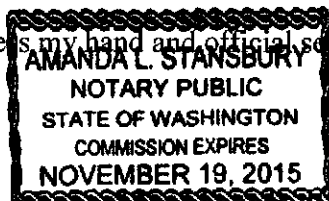
My commission expires: 12/6/14

Mary C. Brown
MARY C. Brown Notary Public
(Print Name)

STATE OF Washington
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me this 3 day of March, 2012
by Sean Brushett, the Vice President of Sales and Marketing of Comcast of Washington IV, Inc.,
on behalf of said entity. (He/She is personally known to me or has presented
_____ (type of identification) as identification and did/did not take an
oath.

Witness my hand and official seal.



My Commission expires: 11-19-2015

Amanda L. Stansbury
AMANDA L. STANSBURY Notary Public
(Print Name)



Skagit County Auditor

LEGAL DESCRIPTION

[see attached]



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GRANT OF EASEMENT

Exhibit A

LEGAL DESCRIPTION

LaVenture Apartments
1917 N LaVenture Road
MT Vernon WA 98273

Quarter, Quarter, Section, Township and Range: _____

Parcel or Tax Account Number(s): _____

Plat Name:

Required Legal Description of Premises



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Skagit County Auditor

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

The South 1,122.5 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 550 feet thereof, EXCEPT the East 214 feet thereof, AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 17, ALSO EXCEPT Tract "A" of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, page 153, records of Skagit County, Washington.

Parcel "B":

The South 1,122.5 feet of the East 15 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 565.33 feet thereof.

Parcel "C":

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

Parcel "D":

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

Parcel "F":

A non-exclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 17.



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Parcel "G":

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence South 87 degrees 55'03" East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet; thence North 1 degree 01'55" East, 60.01 feet along the East line thereof to the Northeast corner thereof; thence North 87 degrees 55'03" West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature; thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angle of 32 degrees 03'12", an arc distance of 72.73 feet to a point of tangency; thence South 60 degrees 01'45" West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision; thence North 87 degrees 55'03" West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision; thence South 1 degree 01'55" West, 40.01 feet along said West line to the point of beginning.

Parcel "H":

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence South 87 degrees 55'03" East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp; thence along the arc of a curve concave to the Southeast having a radius of 70.00 feet and an initial tangent bearing of North 87 degrees 55'03" West, through a central angle of 32 degrees 03'12", an arc distance of 39.16 feet to a point of tangency; thence South 60 degrees 01'45" West, 28.62 feet to a point of curvature; thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet; through a central angle of 14 degrees 54'00", an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,122.5 feet to the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence North 1 degree 01'55" East, 39.90 feet along said West line to the point of beginning.

Parcel "I":

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Commencing at the Southeast corner of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.; thence North 01 degree 01'55" East along the East line of said subdivision a distance of 843.99 feet; thence North 87 degrees 55'04" West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distant, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning; thence North 87 degrees 55'04" West, a distance of 30.01 feet; thence South 01 degrees 01'55" West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly; thence Southeasterly through a central angle of 46 degrees 49'35" for a distance of 77.64 feet, to a point on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as filed in Volume 8, page 8 of Short Plats, under Auditor's File No. 8712210075, records of Skagit County, Washington; thence North 01 degree 01'55" East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.



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Order No: 99881

Parcel "K":

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090 for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Book 8 of Short Plats, page 8, records of Skagit County, being a portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said Short Plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.



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