

Return address:



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Document Title: Grant of Easement

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. SH DPR Associates LLC
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. Comcast Cable Communications
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Lot 2 Copeland BSP AF# 20208290056

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P13266

GRANT OF EASEMENT

This Grant of Easement (the "Easement") is made and entered into this 26 day of Oct. 2012 by and between Comcast Cable Communications, (Grantee) and SHDPR Associates LLC, (Grantor).

In consideration of One Dollar (\$1.00 and other valuable consideration), Grantor, owner of the property described below, hereby conveys an warrants to the Grantee, its successors and assigns, a non-exclusive perpetual easement for the purpose of distributing broadband services and other like communications, over, under, along, across and through Lot 2 ("Property") of the Copeland Binding Site Plan, further described in the attached Exhibit "A".

The easement area on the Property is specifically a strip of land ten (10) feet wide with five (5) feet on each side of the centerline of the facilities as constructed or to be constructed by the Grantor.

Grantor(s) agree for themselves and their heirs and assigns that the wire, cable and vaults installed on the Property by the Grantee, 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 shall have the right of access to the easement area over and across the property to enable Grantee to exercise its rights hereunder. Grantee shall properly repair, at Grantee's sole cost and expense and in a good workmanlike manner, any and all damage caused to Lot 2 and/or any improvements located thereon arising out of or in any way related to the Grantee's exercise of its rights hereunder.

Grantor reserves the right to use the easement area for any purpose not inconsistent with the rights herein granted, provided, however, the Grantor shall not construct or maintain any buildings or other structures on the easement area.

Grantee agrees to indemnify Grantor from any and against liability incurred by Grantor as a result of Grantee's exercise of the rights herein granted to the Grantee.

This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service in the easement area.

Agreed and accepted this 26 day of Oct., 2012 .

GRANTOR:

SHDPR Associates, LLC a Washington limited liability company

BY: SHDP Associates LLC manager

BY: SHD Associates LLC, Manager

By: _____

Michael J. Hess, Partner

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2013

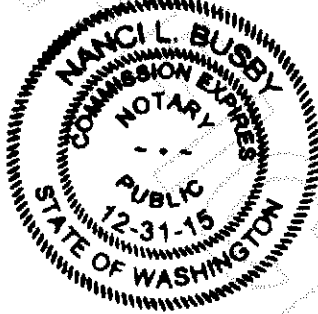
Amount Paid \$
Skagit Co. Treasurer
By ME Deputy



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Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this 16 day of Dec, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael J. Hess, to me known to be Partner of SHD Associates, LLP, the Manager of SHDP Associates, LLC, the Manager of SHDPR Associates, LLC a Washington Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of such company for the uses and purposes therein mentioned.



(Signature of Notary)

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington
residing at 1111 1st St
My Appointment Expires: 12-31-15

ATTEST:

Comcast Cable Communications, Inc.

By: Brett Fontes

Name: Brett Fontes

Title: General Manager

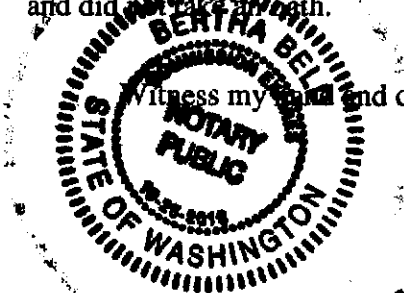
STATE OF WASHINGTON) Notary for Comcast

) ss.

COUNTY OF WHATCOM)

The foregoing instrument was acknowledged before me this 22nd day of January, 2013 by Brett Fontes, of Comcast, on behalf of the corporation. He is personally known to me and did acknowledge it.

Witness my hand and official seal.



Bertha Beld

Bertha Beld Notary Public
(Print Name)

My Commission expires: 12/1/15



EXHIBIT A

LOT "2" "COPELAND BINDING SITE PLAN" APPROVED AUGUST 21, 2012 AND RECORDED
AUGUST 29, 2012 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201208290056;

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS ESTABLISHED BY
DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO'S. 200002160048,
201207060109 AND OVER AND ACROSS A PORTION OF LOT 1 OF SAID PLAN AS DELINEATED
THEREON.

ALL OF THE ABOVE BEING A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION
7, TOWNSHIP 34 NORTH, RANGE 4 EAST. W.M.



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