



201503160072

Return Name and Address:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
ATTN: Business Services Group

Skagit County Auditor \$76.00
3/16/2015 Page 1 of 5 8:51AM

Please print or type information

<p>Document Title(s)</p> <p>1. Grant of Easement— Mount Vernon RV Park</p> <p>2. THQ5</p>
<p>Grantor(s)</p> <p>1. Mount Vernon RV Park LLC</p> <p>2.</p> <p>3.</p>
<p>Grantee(s)</p> <p>1. Comcast of Washington IV, Inc.</p> <p>2.</p> <p>3.</p>
<p>Legal Description (abbreviated; i.e. lot, block, plat OR section, township, range, qtr.)</p> <p>S19 T34N R04E</p> <p><input type="checkbox"/> Additional legal is on page <u>5</u> of document</p>
<p>Assessor's Property Tax Parcel/Account Number</p> <p>P26673</p> <p><input type="checkbox"/> Property Tax Parcel ID is not yet assigned.</p> <p><input type="checkbox"/> Additional parcel numbers on page _____ of document.</p>

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 October 5, 2012, is made 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 Mount Vernon RV Park LLC, with an address of 1229 Memorial HWY , Mount Vernon ,WA 98273 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated October 5, 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

MAR 04 2015

Amount Paid \$
Skagit Co. Treasurer
By *Andi m* Deputy

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:

Mount Vernon RV Park LLC

Name: _____

By: Doug Barnett
Name: Doug Barnett
Title: Owner

GRANTEE

ATTEST:

Comcast of Washington IV, Inc.

Name: _____

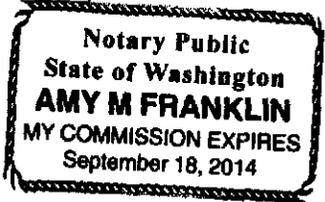
By: Dave Shirley
Name: Dave Shirley
Title: VP Marketing Sales - Seattle Region

STATE OF Washington
) ss.
COUNTY OF Skagit

The foregoing instrument was acknowledged before me this 3rd day of Oct, 2012 by Doug Bernet, the Owner of Mount Vernon RV Park LLC, on behalf of said entity. He/she is personally known to me or has presented WA state DL (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.

Amy M Franklin
Amy M Franklin Notary Public
(Print Name)

My commission expires: Sept 18, 2014



STATE OF Washington
) ss.
COUNTY OF King

The foregoing instrument was acknowledged before me this 16 day of December, 2012 by Dave Shirley, the VP Marketing Sales - Seattle Region 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.
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 29, 2017

Jason A Shirley
Jason A Shirley Notary Public
(Print Name)

My Commission expires: 4/29/17

GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION

Property name and address Mount Vernon RV Park
1229 Memorial HWY, Mount Vernon WA 98273

Quarter, Quarter, Section, Township and Range: S19 T34N R04E

Parcel or Tax Account Number(s): P26673

Plat Name:

Legal Description of Premises

DK 1; THAT PORTION OF THE NW1/4 SE1/4 NW1/4 OF SEC 19, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NW1/4 SE1/4 NW1/4 OF SAID SECTION AND AN EXISTING FENCE RUNNING NORTH AND SOUTH LOCATED APPROXIMATELY ALONG THE WEST LINE OF THE EAST-1/2 OF THE SAID NW1/4 SW1/4 NW1/4; THENCE EAST ALONG SAID SOUTH LINE 152 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE EAST SIDE OF ANOTHER FENCE RUNNING NORTH AND SOUTH, OR THE PROJECTION SOUTH THEREOF; THENCE NORTH ALONG THE LAST NAMED EAST SIDE OF SAID FENCE AND/OR THE SOUTH AND NORTH PROJECTION THEREOF A DISTANCE OF 286.58 FEET, MORE OR LESS, TO ANOTHER FENCE RUNNING EAST AND WEST OR THE EAST EXTENSION THEREOF; THENCE WEST ALONG SAID EAST AND WEST