



201702280085

Skagit County Auditor

\$76.00

2/28/2017 Page

1 of

4 10:14AM

RETURN TO:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
Attn: Xfinity Communities

SKAGIT



Document Title(s): Grant of Easement NORTHRIDGE ESTATES CONDOS	3000 AB56
Grantor(s): NORTHRIDGE ESTATES HOA	
Grantee: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC	
LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr S: 09 T: 34N R: 04E Q: UNIT 97, NORTHRIDGE ESTATES CONDOMINIUMS, ACCORDING TO RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200408050101, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 13, PAGES 97 THROUGH 105, RECORDS OF SKAGIT COUNTY WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST Additional legal is on page ____ of document.	
Assessor's Property Tax Parcel/Account Number P81930 THROUGH P95769	
Property Tax Parcel ID is not yet assigned. Additional parcel numbers on page ____ of document.	

NO MONETARY COMPENSATION PROVIDED FOR 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.

UNOFFICIAL DOCUMENT

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated January 1, 2017, is made by and between Comcast Cable Communications Management, LLC, with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and Northridge Estates HOA, with an address of 2500 Club Court _____, Mount Vernon, Washington 98273 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated January 1, 2017, 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, a non-exclusive 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 at 2500-2921 Club Court 2628-2728 Firwood Lane, Mount Vernon, WA 98273 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

FEB 28 2017

Amount Paid \$
Skagit Co. Treasurer
By *MB* 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:

Northridge Estates HOA



Name: Jason Little

By: 

Name: DAN LAURSEN

Title: Vice President

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

By: 

Name: Vicky Oxley

Title: Vice President, Sales & Marketing, Washington Region

**GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION**

Northridge Estates
2500-2921 CLUB CT & 2628-2728 FIRWOOD LN
Mount Vernon, WA 98274

Quarter, Quarter, Section, Township and Range: R: 04E T: 34N S: 09

Parcel or Tax Account Number(s): P81930 through P95769

Plat Name:

Legal Description of Premises:

MetroScan Full Legal APN:P81930

NORTHRIDGE ESTATES CONDOMINIUM UNIT 97

Through

MetroScan Full Legal APN:P95769

LOT 320, NORTHRIDGE ESTATES CONDOMINIUM