



201802050123

Skagit County Auditor

\$78.00

2/5/2018 Page

1 of

5 10:33AM

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

Skagit



Document Title(s): Grant of Easement TRAIL ROAD APARTMENTS	3000 A561
Grantor(s): KSA INVESTMENTS LLC	
Grantee: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC	
LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr S: 23 T: 35N R: 04E Q: CASCADE PALMS BINDING SITE PLAN - LOT B BSP NO. 01-10 RECORDED UNDER AF#201008100048 Additional legal is on page ____ of document.	
Assessor's Property Tax Parcel/Account Number P119760	
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.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated February 16, 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 KSA Investments, LLC, with an address of PO Box 296 , , Bow , Washington 98232 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated February 16, 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 TRAIL ROAD , , SEDRO WOOLLEY, WA 98284 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 05 2018

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

KSA Investments, LLC

Kate Atkinson
Name: Kate Atkinson

By: [Signature]
Name: Bernard Atkinson
Title: Vice President

GRANTEE

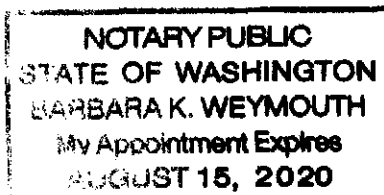
ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

By: [Signature]
Name: Vicky Oxley
Title: Vice President, Sales & Marketing, Washington
Region

STATE OF Washington)
) ss.
COUNTY OF Skagit)



The foregoing instrument was acknowledged before me this 12th day of May, 2017
by Brandon Atkinson, the Vice president of KSA
Investments, LLC, on behalf of said entity. He/she is personally known to me or has presented
— (type of identification) as identification and did not take an oath.
Witness my hand and official seal.

Barbara K. Weymouth
(Print Name) Notary Public

My commission expires: 8/15/2020

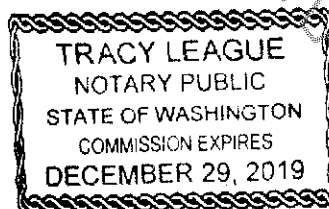
STATE OF WA)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 6 day of September, 2017
by Vicky Oxley, the Vice President, Sales & Marketing, Washington Region of Comcast Cable
Communications Management, 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.

Tracy League
(Print Name) Notary Public

My Commission expires: 12/29/19



GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION

Trail Road Apartments
721 Trail Road
Sedro Woolley, WA 98284

Quarter, Quarter, Section, Township and Range: R: 04E T: 35N S: 23

Parcel or Tax Account Number(s): P119760

Plat Name:

Legal Description of Premises

MetroScan Full Legal

APN:P119760

CASCADE PALMS BINDING SITE PLAN - LOT B BSP NO. 01-10 RECORDED UNDER
AF#201008100049