



201802050125

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  
MAPLE LEAF APARTMENTS

3000 52F2

Grantor(s):  
MCPEAKE NORRIS LLC

Grantee:  
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC

LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr)

S: 31 T: 35N R: 04E Q:

(0.5500 ac) (DK 14 DK 12) TRACT A OF SHORT PLAT NO. 77-1, APPROVED SEPTEMBER 20, 1977 AND  
RECORDED SEPTEMBER 26, 1977, UNDER AUDITOR'S FILE NO. 865497, IN VOLUME 2 OF SHORT PLATS,  
PAGE 130, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4  
OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

Additional legal is on page \_\_\_\_ of document.

Assessor's Property Tax Parcel/Account Number  
P38164

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 relay 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 August 31, 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 McPeake Norris LLC, with an address of 320 S Burlington Blvd, \_\_\_\_\_, Burlington, Washington 98233 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated August 31, 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 207, 209, 211, 213, 215 N Norris Street \_\_\_\_\_, Burlington, WA 98233 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 *mm* 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:

McPeake Norris LLC

David Norris

\_\_\_\_\_

By: David Norris

Name: \_\_\_\_\_

Name: David Norris

Title: owner

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

By: Vicky Oxley

Name: \_\_\_\_\_

Name: Vicky Oxley

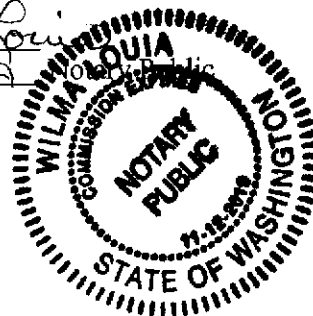
Title: Vice President, Sales & Marketing, Washington Region

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2017  
by David T. McPeake, the owner of McPeake Norris  
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.

Wilma Louia  
WILMA LOUIA  
(Print Name)



My commission expires: 11-12-2019

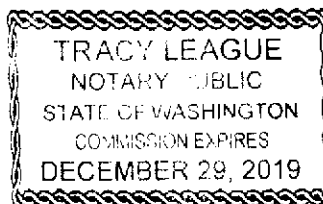
STATE OF WA )  
 ) ss.  
COUNTY OF Snohomish )

The foregoing instrument was acknowledged before me this 8 day of January, 2018  
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  
Tracy League Notary Public  
(Print Name)

My Commission expires: 12/29/19



**GRANT OF EASEMENT  
Exhibit A  
LEGAL DESCRIPTION**

Maple Leaf Apartments  
207, 209, 211, 213, 215 N Norris Street  
Burlington, WA 98233

Quarter, Quarter, Section, Township and Range: R: 04E      T: 35N      S: 31

Parcel or Tax Account Number(s): P38164

Plat Name:

Legal Description of Premises:

**MetroScan Full Legal**

**APN:P38164**

(0.6600 AC) (DR 14 DK 12) TRACT "A" OF SHORT PLAT #77-1 RECORDED  
UNDER AF#865497; BEING A PORTION OF THE NW1/4 SE1/4 OF SEC 31, TWP  
35, RNG 4