



201803080034

Skagit County Auditor

3/8/2018 Page

1 of

\$78.00

5 10:23AM

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

SKAGIT



Document Title(s): Grant of Easement **3000 PAQN**
NICHOLAS COURT APTS

Grantor(s):
RUBICON DEVELOPMENT, 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: SE

(2.3400 ac) THE EAST HALF OF THE WEST HALF OF LOT 2, SEDRO ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 775444, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE NORHTERLY 15 FEET, MORE OR LESS, CONVEYED TO THE CITY OF SEDRO WOOLLEY BY RIGHT-OF-WAY DEED RECORDEDADDITIONAL LEGAL ON PAGE 4

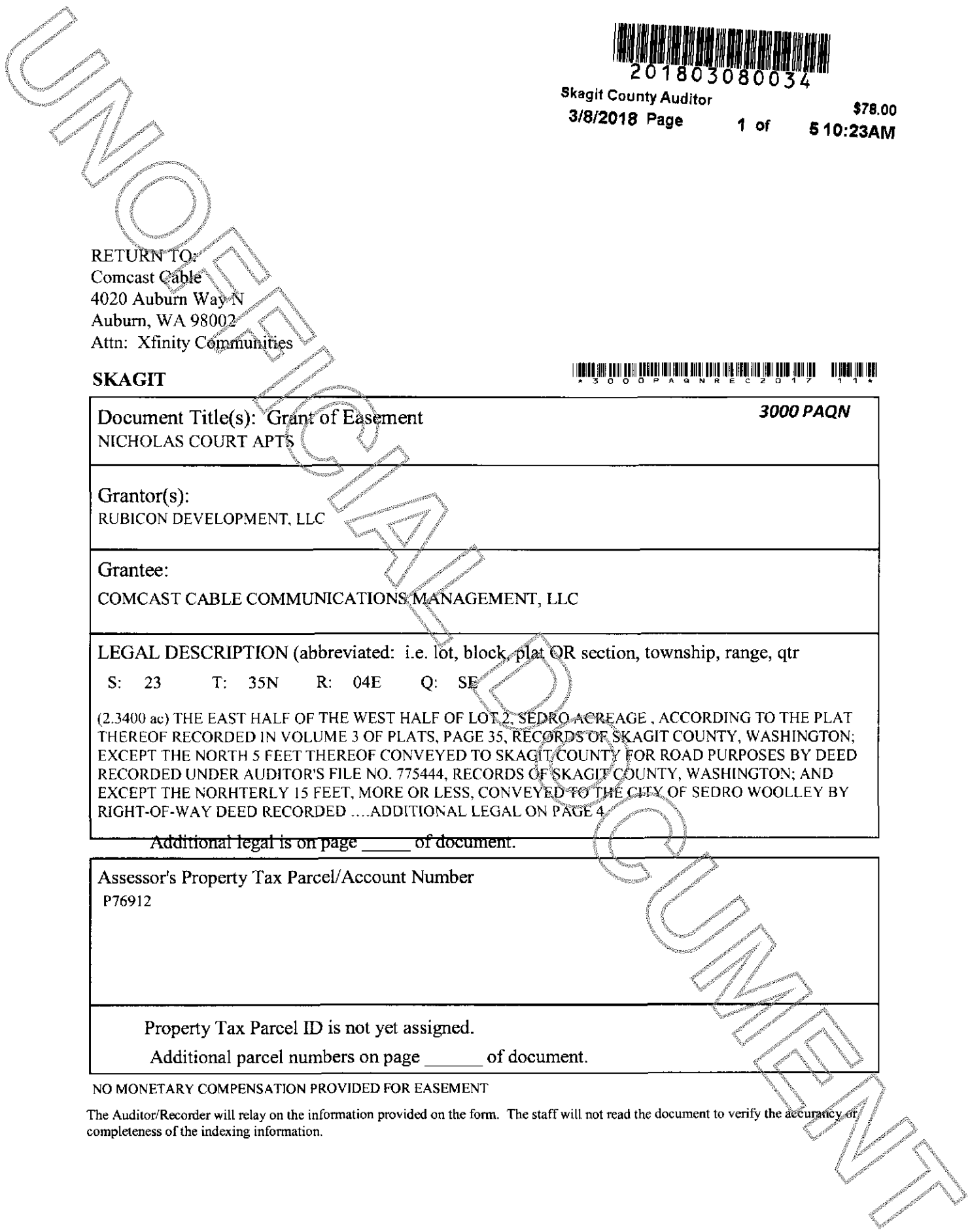
Additional legal is on page ____ of document.

Assessor's Property Tax Parcel/Account Number
P76912

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 October 30, 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 Rubicon Development, LLC, with an address of 802 Metcalf Street Suite 206 _____, Sedro Woolley, WA 98284, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated October 30, 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 665 Cook Road _____, Sedro Woolley, WA 98284 in Whatcom 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 08 2018

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

Rubicon Development, LLC

Name: _____

By: Bob Ruby
Name: Bob Ruby
Title: Managing Member

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

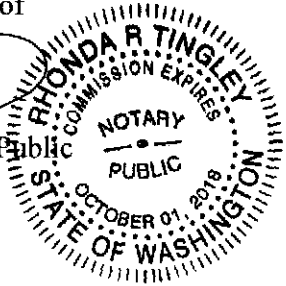
Name: _____

By: Vicky Oxley
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 27th day of October, 2017 by Bob Ruby, the Managing Member of Rubicon Development, LLC, on behalf of said entity. He/she is personally known to me or has presented Drivers License (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.

Rhonda R Tingley
Rhonda R Tingley Notary Public
(Print Name)



My commission expires: 10-1-18

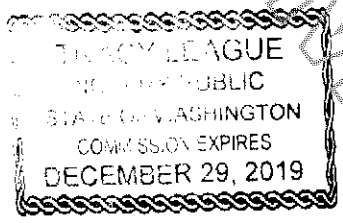
STATE OF WA)
) ss.
COUNTY OF Snohomish)

The foregoing instrument was acknowledged before me this 29 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**

Nicholas Court Apartments
665 Cook Road
Sedro Woolley, WA 98284

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

Parcel or Tax Account Number(s): P76912

Plat Name:

Legal Description of Premises

MetroScan Full Legal

APN:P76912

EAST HALF OF THE WEST HALF OF LOT 2. EXCEPT THE NORTH 5 FEET THEREOF
CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER
AF#775444. ALSO EXCEPT FOR ROAD RIGHT-OF-WAY THE NORTHERLY 15 FEET
THERE, RECORDED UNDER AF#200001040041.