

Return Name and Address:  
**Comcast Cable Corporation**  
ATTN: Business Development Ops  
410 Valley Ave NW  
Puyallup, WA 98371

**County:** Skagit

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 10/20/2021

**HMC/ Complex ID:** 845993

<b>Document Title(s)</b> Grant of Easement — Grandview Curtis St
<b>Grantor(s)</b> Grandview North, LLC
<b>Grantee(s)</b> COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
<b>Legal Description</b> (1.6802 ac) LOT 'B' OF SURVEY RECORDED UNDER AF#200709200070 AKA LOT 23, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE EAST 1/2 OF THE SOUTH 1/5 OF THE NORTH 1/2, AND THE EAST 1/2 OF THE NORTH 1/5 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,  <input checked="" type="checkbox"/> Additional legal is on page #2 of document.
<b>Assessor's Property Tax Parcel/Account Number</b> P77368  <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel numbers # on page of document.

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(Do Not Type Above This Line—For Recording Purposes Only)

#### GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 9/1/2021, is made by and between Comcast Cable Communications Management, LLC, with an address of 410 Valley Ave NW, Puyallup WA 98371, its successors and assigns, hereinafter referred to as "Grantee" and Grandview North, LLC, with an address of PO Box 159, Arlington, WA 98223, its successors, heirs and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated 9/1/2021, pursuant to which the Grantee provides certain broadband communications services to the Property described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Property 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 "Distribution System") 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 "Property") located at 1019 Curtis St, Sedro Wooley in Skagit County, WA, described as follows:

#### LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Distribution System on the Property 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 Distribution System and shall have free access to said Distribution System 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 Property 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.

*[signatures appear on following page]*

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:

Grandview North , LLC

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

By: 

Name: Scott Wammack

Title: Managing Member

**GRANTEE**

WITNESS/ATTEST:

Comcast Cable Communications Management, LLC

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

By: 

Name: Vicky Oxley

Title: Vice President Sales & Marketing, Seattle Region

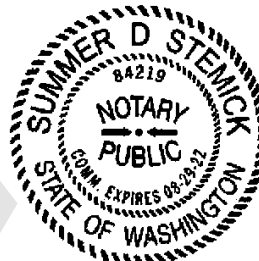
STATE OF Washington ) ss.  
COUNTY OF Snohomish )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2021 by Scott Wammack, the Managing Member of Grandview North, LLC, on behalf of said entity. He/she is personally known to me or has presented Driver's License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Summer D Sternick  
Summer D Sternick, Notary Public  
(Print Name)

My commission expires: 8/29/2022



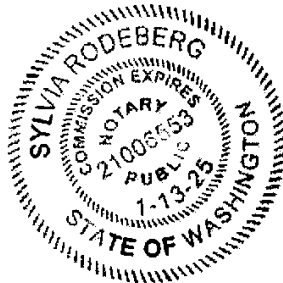
STATE OF Washington ) ss.  
COUNTY OF Pierce )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, 2021 by Vicky Oxley, the Vice President Sales & Marketing, Seattle Region of Comcast, 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.

Sylvia Rodeberg  
Sylvia Rodeberg, Notary Public  
(Print Name)

My Commission expires: 1/13/25



GRANT OF EASEMENT  
LEGAL DESCRIPTION

Grandview Curtis St  
1019 Curtis St  
Sedro Wooley, WA 98284

Legal Description Cont.:

LESS A STRIP OF LAND 10 FEET WIDE OFF THE WEST SIDE RESERVED FOR STREET PURPOSES. EXCEPT, THE WEST 70.50 FEET OF THE SOUTH 111.55 FEET.

Quarter, Section, Township and Range: QTR: SW, S:24, T: 35, R:04

Parcel or Tax Account Number(s): P77368

Legal Description of Premises:

(1.6802 ac) LOT 'B' OF SURVEY RECORDED UNDER AF#200709200070 AKA LOT 23, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE EAST 1/2 OF THE SOUTH 1/5 OF THE NORTH 1/2, AND THE EAST 1/2 OF THE NORTH 1/5 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LESS A STRIP OF LAND 10 FEET WIDE OFF THE WEST SIDE RESERVED FOR STREET PURPOSES. EXCEPT, THE WEST 70.50 FEET OF THE SOUTH 111.55 FEET.