

## Return Name and Address:

**Comcast Cable**  
4020 Auburn Way N  
Auburn, WA 98002  
**ATTN: Xfinity Communities**

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 01/21/2022

County: Skagit

HMC: GLE1

Please print or type information

<b>Document Title(s)</b>			
1. Grant of Easement— <b>Fidalgo Flats</b>			
2.			
<b>Grantor(s)</b>			
1. <b>Madrona Real Estate Investors VIII, LLC</b>			
2.			
3.			
<b>Grantee(s)</b>			
1. <b>COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC</b>			
2.			
3.			
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.) LOTS 11 THROUGH 14 AND THAT PORTION OF LOT 15, BLOCK 46, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTHWEST CORNER OF SAID LOT 15 THENCE NORTH 0-0-26 EAST, 99.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89-58-02 EAST, 5.05 FEET; THENCE SOUTH 20-05-45 EAST, 23.01 FEET; THENCE SOUTH 0-00-42 WEST, 78.21 FEET; THENCE NORTH 89-58-54 WEST, 12.95 FEET TO THE POINT OF BEGINNING. AKA PARCEL A, COA BLA-2019-0008, PER <u>AF#202001340015</u> <b>Quarter Section Township Range</b> NW      19      35      02  <input type="checkbox"/> Additional legal is on page _____ of document.			
<b>Assessor's Property Tax Parcel/Account Number</b>			
<b>P55160</b>			
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned.			
<input type="checkbox"/> Additional parcel numbers on page _____ of document.			

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.

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

#### GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 8/1/2020, 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 Madrona Real Estate Investors VIII, LLC, with an address of 1320 E Pike St, Seattle, WA 98122, its successors, heirs and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated 8/1/2020, 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 1710 Commerical Ave, Anacortes 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.

WITNESS/ATTEST:

GRANTOR

Madrona Real Estate Investors VIII, LLC

By: 

Name: Bradford B. Augustine  
Title: Managing Member

GRANTEE

Comcast Cable Communications Management, LLC

By: 

Name: ~~Rodrigo Lopez~~ Matt Quantz  
Title: ~~Regional Sr. VP Comcast Washington Region~~  
VP Sales + marketing

WITNESS/ATTEST:

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

STATE OF Washington )  
 ) ss.  
COUNTY OF King )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2021 by the of  
Madrona Real Estate Investors VIII, LLC, on behalf of said entity. He/she is personally known to me or has  
presented (personally known) (type of identification) as identification and did/did not take an oath.  
Witness my hand and official seal.

Jana M Vogelsang  
Notary Public  
(Print Name)

My commission expires: 01/22/2025



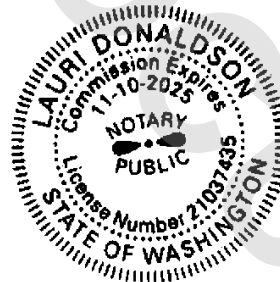
STATE OF WA )  
 ) ss.  
COUNTY OF Snohomish )

The foregoing instrument was acknowledged before me this 20 day of January, 2022 by Matt Quantz  
VP, Sales & Marketing | Comcast Washington 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.

Lauri Donaldson  
Notary Public  
(Print Name)

My Commission expires: 11-10-2025



**GRANT OF EASEMENT**  
**Exhibit A**  
**LEGAL DESCRIPTION**

Fidalgo Flats  
1710 Commercial Avenue  
Anacortes, WA 98221

Quarter, Section, Township and Range:

**Quarter Section Township Range**

**NW 19 35 02**

Parcel or Tax Account Number(s): **P55160**

Plat Name:

Legal Description of Premises

**MetroScan Full Legal**

**APN:P55160**

LOTS 11 AND 12, BLOCK 46, MAP OF THE CITY OF ANACORTES, SKAGIT  
COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE  
4, RECORDS OF SKAGIT COUNTY, WASHINGTON.