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
05/18/2023 01:25 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

RETURN ADDRESS

ZIPLY FIBER NORTHWEST, LLC  
Attn.: Spec. – Easement/Right of Way  
135 Lake St. S, Ste. 155  
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 6550  
MAY 18 2023

Amount Paid \$ 21.00  
Skagit Co. Treasurer  
By  Deputy

EASEMENT

THIS AGREEMENT, made and entered into, and effective as of the 9th of MAY 2023, by and between CHAD W ANDERSON AND CHARLENE E ANDERSON, husband and wife, hereinafter referred to as Grantor, and ZIPLY FIBER NORTHWEST, LLC, a Delaware limited liability company, whose business address is 1800 41<sup>st</sup> Street, Everett, Washington 98201, hereinafter referred to as the Grantee, WITNESSETH:

WHEREAS, Grantor is the owner of certain limits and premises situated in the Southwest Quarter of Section 4, Township 36 North, Range 4 East of W.M., County of Skagit, State of Washington, described as follows, to wit ("Grantor's Property"):

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FORMER RAILROAD RIGHT-OF-WAY, NOW THE C.C.C. ROAD, AND LYING EASTERLY OF THE CAIN LAKE ROAD, AS NOW ESTABLISHED AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 0° 05' 32" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 291.22 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF A LINE OF IRON PIPES, AS ESTABLISHED ON AN EXISTING FENCE LINE; THENCE SOUTH 89° 52' 46" EAST ALONG SAID LINE 581.97 FEET TO AN IRON PIPE ON THE EASTERLY MARGIN OF SAID CAIN LAKE ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE SOUTH 89° 52' 46" EAST ALONG SAID FENCE LINE 562.08 FEET TO AN IRON PIPE ON THE WESTERLY MARGIN OF SAID C.C.C. ROAD AND THE TERMINUS OF SAID DESCRIBED LINE.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE NORTH 214.01 FEET THEREOF (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID DESCRIBED TRACT).

RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY TAX PARCEL NO. 360404-3-003-0209 (P48839)

AND WHEREAS, the Grantee is desirous of acquiring certain rights and privileges over, under, above, and across the said lands and premises.

NOW THEREFORE, Grantor, for and in consideration of the sum of \$1.00 and other consideration, receipt of which is hereby acknowledged, hereby conveys and grants to Grantee, its agents, contractors, successors, and assigns, a perpetual easement allowing Grantee the right, privilege, and authority to install, inspect, and maintain all of the facilities necessary to provide communication service, power service, and related services across, over, under, and upon the following described lands and premises situated in the County of Skagit, State of Washington, to-wit:

**EASEMENT AREA NO. 1:** AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED LYING WITHIN THE ABOVE DESCRIBED PROPERTY TO A DISTANCE OF TEN (10) FEET EASTERLY FROM THE WESTERLY LINE OF SAID PROPERTY.

**EASEMENT AREA NO. 2:** AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED LYING WITHIN THE ABOVE DESCRIBED PROPERTY TO A DISTANCE OF ELEVEN (11) FEET EASTERLY FROM THE WESTERLY LINE OF SAID PROPERTY.

This easement is granted together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, as reasonably necessary for the purpose of installing, inspecting, or maintaining said facilities, and the right at any time to remove said facilities from said lands. Also, Grantee shall have the right to trim or remove any brush, trees, shrubs, structures, or objects within the Easement Area that may interfere with the construction, maintenance, and operation of said facilities. The Grantee's easement rights hereunder shall only be exercised upon that area immediately surrounding and located between the Grantee's above-ground facilities to be constructed within the Easement Area described above.

Grantee shall restore, to a like or better condition, any and all of Grantor's existing improvements which are disturbed by Grantee's said installation, inspection, maintenance, and/or removal of said facilities. Grantor and the heirs, successors, or assigns of Grantor may continue to use the surface of the Easement Area so long as such use does not interfere with Grantee's rights contained in this agreement. All landscaping in the Easement Area shall be of such a character as to permit ready removal and replacement if maintenance or excavation is required.

The rights, titles, privileges, and authority hereby granted shall continue to be in force until such time as the Grantee, its successors, or assigns, shall permanently remove said facilities from said lands, or shall otherwise permanently abandon said facilities, at which time all such rights, title, privileges, and authority hereby granted shall terminate.


Grantee shall defend, indemnify, and hold Grantor and its employees, agents, contractors and successors harmless from any and all claims, liens, costs, or liabilities, including attorney's fees, for damage to property or injury of persons, and to any work done or to be done, or otherwise resulting from Grantee's use of the above described Easement, except for that which is attributable to the negligence or willful misconduct of Grantor, its employees, agents, or contractors. The foregoing indemnification obligation shall include, but is not limited to, all claims against the Grantor by an employee or former employee of the Grantee or any of the Grantee's agents or contractors. For this purpose, the Grantee expressly waives, as respects the Grantor only, all immunity and limitation on liability under any industrial insurance Act, including Title 51 RCW, or other workers compensation act, disability act or other employee benefits of any act of any jurisdiction which would otherwise be applicable in the case of such a claim.

The Grantor warrants that the Grantor has good title to the above property and warrants the Grantee title to, and quiet possession of, the Easement conveyed hereto.

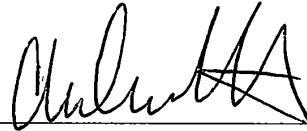
IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

*(signature page follows)*

GRANTOR:



CHAD W ANDERSON



CHARLENE E ANDERSON

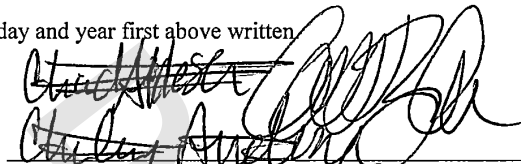
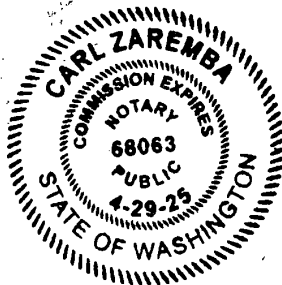
STATE OF WASHINGTON)

)ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that CHAD W ANDERSON AND CHARLENE E ANDERSON are the persons who signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed the day and year first above written



NOTARY PUBLIC in and for the State of Washington  
residing at Monroe therein  
My appointment expires April 29, 2025

Alger Cain Lake Road  
Project No. 867681 (P36 & P38)