

Return Name and Address:

Comcast Cable
410 Valley Ave NW
Puyallup, WA 98371
ATTN: MDU Contract Operations

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/30/2023

County: Skagit

HMC:

Please print or type information

Document Title(s) Grant of Easement- San Juan Apartments
Grantor(s) 1. 3401 COMMERCIAL AVE LLC 3.
Grantee(s) 1. COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC 2. 3.
Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.) Q- S-30 T- 35 R-02 <input type="checkbox"/> Additional legal is on page _____ of document.
Assessor's Property Tax Parcel/Account Number P56613 <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.

DocuSign Envelope ID: A04E9049-F765-4484-AFD1-565AF0ABBB48

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

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 3/1/2023, 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 3401 COMMERCIAL AVE LLC, with an address of 1200 Westlake Ave N STE 310, Seattle, WA 98109, its successors, heirs and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated 3/1/2023, 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 3401 Commercial 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.

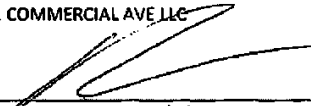
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

3401 COMMERCIAL AVE LLC

Name: _____

By: 
Name: TBD TBD Phil Hoban
Title: Manager, 3401 Commercial Ave LLC

GRANTEE

WITNESS/ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

DocuSigned by:

By: 
Name: Matthew Quantz
Title: Vice President Sales & Marketing, Washington Region

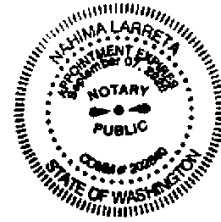
DocuSign Envelope ID: A04E9049-F765-4484-AFD1-565AF0ABBB43

STATE OF Washington) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 31 day of March, 2023 by TBD TBD, the of 3401 COMMERCIAL AVE LLC, on behalf of said entity. He/she is personally known to me or has presented Phillip G Hoban (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.

Nahima Larreta
Nahima Larreta Notary Public
(Print Name)

My commission expires: Sep 07, 2026



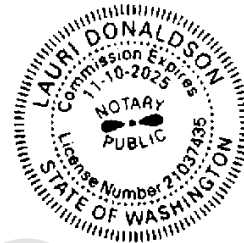
STATE OF WA) ss.
COUNTY OF Snohomish)

The foregoing instrument was acknowledged before me this 25 day of May, 2023 by Matthew Quartz, the Vice President Sales & Marketing, 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
Lauri Donaldson Notary Public
(Print Name)

My Commission expires: 11-10-2025



GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION

San Juan Apartments
3401 Commercial Ave
Anacortes, WA 98221

Quarter, Section, Township and Range: Q- S-30 T- 35 R-02

Parcel or Tax Account Number(s): P56613

Plat Name:

Legal Description of Premises

LOTS 1 TO 10, BLOCK 7, BEALE'S MAPLE GROVE TO ANACORTES, RECORDED IN VOLUME 2 OF
PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202205310106