

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Shannon Burrow
DATE 06/28/2024

County: Skagit

HMC/ Complex ID: 896646

Document Title(s) Grant of Easement — The Lofts
Grantor(s) Laventure Group LLC
Grantee(s) COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
Legal Description (1.7500 ac) THAT PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34, RANGE 4 EAST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF THE SAID SUBDIVISION, COMMONLY KNOWN AS SECTION STREET, AT A POINT WHICH LIES 297 FEET EAST OF THE WEST LINE OF THE EAST 30 RODS OF THE SAID SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED <input checked="" type="checkbox"/> Additional legal is on page 2 of document.
Assessor's Property Tax Parcel/Account Number 26686 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel numbers # on page of document.

No monetary compensation was provided for this easement.

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

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 4/1/2024, 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 Laventure Group, LLC, with an address of 129 N Olympic Avenue, 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 4/1/2024, 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 1011 S Laventure Rd, Mount Vernon 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]

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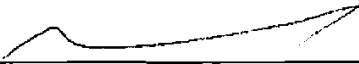
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

WITNESS/ATTEST:

GRANTOR

Lavature Group, LLC

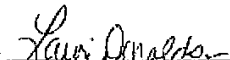

Name: Summer Starnick


By: 
Name: SCOTT WARRUMBACH
Title: MANAGING MEMBER

WITNESS/ATTEST:

GRANTEE

Comcast Cable Communications Management, LLC


Name: Lari Donaldson

By: 
Name: Rigoberto Topete
Title: VP of Sales & Marketing

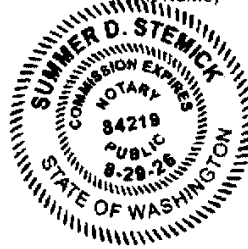
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STATE OF WA)
) ss.
COUNTY OF Snohomish)

The foregoing instrument was acknowledged before me this 28th day of April, 2024 by , the of
Laventure Group, 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 Stemick
Summer D Stemick Notary Public
(Print Name)

My commission expires: 8/29/2026



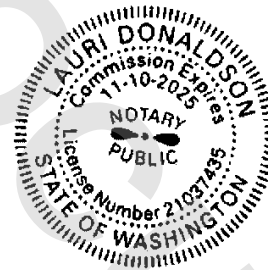
STATE OF WA)
) ss.
COUNTY OF Snohomish)

The foregoing instrument was acknowledged before me this 27 day of June, 2024 by Rigoberto
Topete, the VP of Sales & Marketing 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
LEGAL DESCRIPTION

Property Name: The Lofts

Parcel or Tax Account Number(s): 26686

Legal Description of Premises:

(1.7500 ac) THAT PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34, RANGE 4 EAST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF THE SAID SUBDIVISION, COMMONLY KNOWN AS SECTION STREET, AT A POINT WHICH LIES 297 FEET EAST OF THE WEST LINE OF THE EAST 30 RODS OF THE SAID SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITORS FILE NO. 869709 FOR LAVENTURE STREET; THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 660 FEET; THENCE WEST TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 215 FEET TO CENTER RIGHT OF WAY THEREOF.