

## Return Name and Address:

**Comcast Cable Corporation**

ATTN: Business Development Ops

410 Valley Ave NW

Puyallup, WA 98371

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Kaylee Oudman  
DATE 09/20/2024**County:** Skagit**HMC/ Complex ID:** Complex 900862

<b>Document Title(s)</b> Grant of Easement — Westview Acres
<b>Grantor(s)</b> WESTVIEW ACRES LLC
<b>Grantee(s)</b> COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
<b>Legal Description</b> (1.6300 ac) THAT PORTION OF THE EAST 247.2 FEET OF THE WEST 379.2 FEET OF LOT 4, SEDRO ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEED DATED DECEMBER 4, 1972, AND RECORDED DECEMBER 6, 1972, UNDER AUDITOR'S FILE NO. 777854; AND ALSO EXCEPT THE NORTHERLY 15 FEET, MORE OR LESS, AS CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY RIGHT-OF-WAY DEED RECORDED DECEMBER 16, 1999, UNDER AUDITOR'S SKAGIT C  <input type="checkbox"/> Additional legal is on page # of document.
<b>Assessor's Property Tax Parcel/Account Number</b> P76928  <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 4/20/2024, 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 WESTVIEW ACRES LLC, with an address of PO Box 11, Clear Lake, WA 98235, its successors, heirs and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated 4/20/2024, 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 863 COOK RD, SEDRO WOOLLEY 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.

**GRANTOR**

WITNESS/ATTEST:

WESTVIEW ACRES LLC

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

By: 

Name: SAM Stakkeland

Title: Owner

**GRANTEE**

WITNESS/ATTEST:

Comcast Cable Communications Management, LLC

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

By: 

Name: Rigoberto Topete

Title: VP of Sales &amp; Marketing

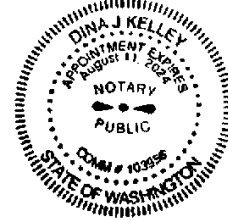
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STATE OF Washington ) ss.  
COUNTY OF Sikagit

The foregoing instrument was acknowledged before me this 26 day of April, 2024 by , the of WESTVIEW ACRES LLC, on behalf of said entity. He/she is personally known to me or has presented drivers License (type of identification) as identification and did/did not take an oath.  
Witness my hand and official seal.

Dina J Kelley  
Dina J Kelley Notary Public  
(Print Name)

My commission expires: 8-11-24



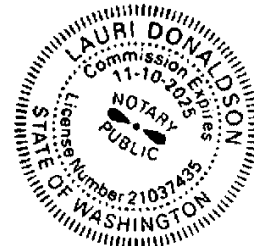
STATE OF WA ) ss.  
COUNTY OF Shoshone

The foregoing instrument was acknowledged before me this 17 day of September, 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: Westview Acres

Parcel or Tax Account Number(s): P76928

Legal Description of Premises:

(1.6300 ac) THAT PORTION OF THE EAST 247.2 FEET OF THE WEST 379.2 FEET OF LOT 4, SEDRO ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEED DATED DECEMBER 4, 1972, AND RECORDED DECEMBER 6, 1972, UNDER AUDITOR'S FILE NO. 777854; AND ALSO EXCEPT THE NORTHERLY 15 FEET, MORE OR LESS, AS CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY RIGHT-OF-WAY DEED RECORDED DECEMBER 16, 1999, UNDER AUDITOR'S SKAGIT COUNTY AUDITOR'S FILE NO. 199912160030.