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02/25/2025 11:51 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

Return Address:

ATTN: DAVID von MORITZ
WaveDivision Holdings, LLC
3700 Monte Villa Pkwy
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0499
FEB 25 2025

Amount Paid \$ 21.83
Skagit Co. Treasurer
By *LT* Deputy

Document Title(s) (or transactions contained therein):

1. Utility Easement Agreement

Reference Number(s) of Documents assigned or released: N/A

Grantor(s) (Last name first, then first name and initials):

1. MEJIA, SANJUANA
2. ~~TEJEDA, M. ELENA~~ *ML*

Grantee(s) (Last name first, then first name and initials):

1. WAVEDIVISION HOLDINGS, LLC

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
(0.2530 ac) THAT PORTION OF LOTS 1 AND 2, MAP OF JAMESON ACREAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 2 WHICH IS 20 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTH LINE OF SAID TRACT 1; THENCE WEST TO THE POINT OF BEGINNING. (ALSO KNOWN AS 'MAP OF ACREAGE PROPERTY')

Full legal is on page(s) 6 of document.

Assessor's Property Tax Parcel/Account Number
APN# P76500

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement (this "**Agreement**") is made and entered into as of this 4th day of February, 2024 (the "**Effective Date**"), by and between Sanjuana Mejia, a married person, ~~and Elena M. Tejada, a single person~~ (the "**Grantor**"), and WAVEDIVISION HOLDINGS, LLC a Delaware limited liability company ("**Astound**").

Background

Grantor owns certain real property located in Skagit County, Washington, comprised of approximately 0.2530 acres, commonly known as 1220 State Route 20, Sedro Woolley, WA 98284, and having Skagit County Assessor's Tax Parcel No. P76500, as more particularly described on **Schedule 1** to this Agreement (the "**Property**"). Astound provides its customers with a variety of telecommunications, high speed data transmission, broadband Internet access and other similar services. Grantor desires to grant Astound a utility easement allowing Astound to install and maintain to install and maintain certain coaxial and/or fiber optic cable and associated equipment and facilities (collectively, the "**Network Facilities**") on, in, over, under, upon and through a portion of the Property, under the terms and conditions contained in this Agreement.

Agreement

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Astound now agree as follows:

1. Grant of Easement and Right of Access. Grantor hereby grants and conveys to Astound a perpetual, non-exclusive easement in gross (the "**Easement**") over, under, upon and across the following portion of the Property (the "**Easement Area**");

An easement ten (10) feet in width with five (5) feet of space on either side of the following described centerline:

The centerline of Grantee's facilities as now constructed, to be constructed, extended, or relocated lying within the above-described real property as generally depicted on Schedule 2, attached hereto and by this reference made a part hereof.

Astound may use the Easement Area solely for installing, maintaining and operating its Network Facilities (the "**Permitted Use**"). In connection with the Easement, Grantor also grants to Astound a continuing right of access (the "**Access Right**") over, across, upon and through those portions of the Property that are reasonably necessary for Astound to access in order to reach the Easement Area and perform the Permitted Use.

2. Ownership of the Network Facilities. The Network Facilities are and shall at all times be and remain the sole and exclusive property of Astound and subject to Astound's sole and exclusive management and control, and neither Grantor nor any subsequent owner(s) of the Property or any part thereof shall acquire any right, title, or interest in any Network Facilities.

3. Covenants of the Parties. Grantor covenants and agrees that Grantor shall not grant to any other individual or entity, any easements, licenses or other rights in or to the Property that could materially and adversely interfere with Astound's Permitted Use of the Easement Area and Astound's Network Facilities installed on the Easement Area. Grantor further covenants and agrees Grantor shall in no way disturb, alter or move any part of the Network Facilities or otherwise interfere with Astound's rights and obligations as provided under this Agreement. Astound covenants and agrees to use its commercially reasonable efforts to promptly remediate any damage to the Property proximately resulting from Astound's use of the Easement Area. Astound covenants and agrees to indemnify and hold Grantor harmless from any loss, cost and expense incurred by Grantor as a direct consequence of any third party claim proximately resulting from Astound's use of the Easement Area.
4. Easement Runs With the Land. The Easement and Access Right granted to Astound by this Agreement are intended to touch and concern the Property, and shall run with the Property and be binding on Grantor's successors in title to the Property in perpetuity. Astound shall hold the rights and benefits granted by this Agreement in gross, and Astound's rights under this Agreement shall be freely assignable.
5. Representations of the Parties. Each of the parties represents and warrants to the other that: (i) they have all necessary power and authority to enter into and perform the terms of this Agreement; and (ii) they have duly executed and acknowledged this Agreement and that this Agreement constitutes a valid and binding agreement of such party, enforceable in accordance with its terms.
6. Miscellaneous. Grantor agrees to take or cause to be taken such further actions, to execute, deliver and file such further documents and instruments and to obtain such consents as may be necessary or may be reasonably requested by Astound to fully effectuate the purposes of this Agreement and the Easement granted by this Agreement. Astound shall be responsible for personal property taxes, if any, that are assessed with respect to the Network Facilities and Grantor shall be responsible for all real property and personal property taxes, if any, assessed with respect to the Property. This Agreement shall not be amended, altered or modified except by an instrument in writing duly executed and acknowledged by the parties hereto. This Agreement shall be governed and construed in accordance with the laws of the State in which the Property is located. This Agreement may be executed in multiple counterparts, and all counterparts shall collectively constitute a single agreement.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties, intending to be legally bound hereby, have duly executed this Agreement for the purposes and consideration expressed in it and delivered this Agreement as of the date first written above.

[The remainder of this page is intentionally left blank.]

ASTOUND:

WAVE DIVISION HOLDINGS, LLC, a
Delaware limited liability company

By: _____

Name: _____

Title: _____



Jared Sonne

SVP/GM

UNOFFICIAL DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

On February 04, 2025 before me, Susan White-Villarreal, Notary Public, personally appeared Jared Sonne, Sr. VP / General Manager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



[The remainder of this page is intentionally left blank.]

GRANTOR:

[Signature]
SANJUANA MEJIA

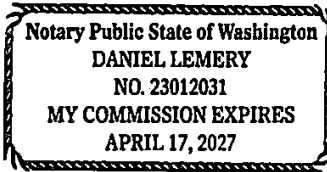
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 22 day of January, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sanjuana Mejia, to me known to be the person who signed the foregoing instrument and acknowledged said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



[Signature]

(Signature of Notary)

Daniel Lemery

(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington, residing at Sabra Woolley
My appointment expires: April 17, 2027

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Schedule 1
to
Utility Easement Agreement
Legal Description of Property

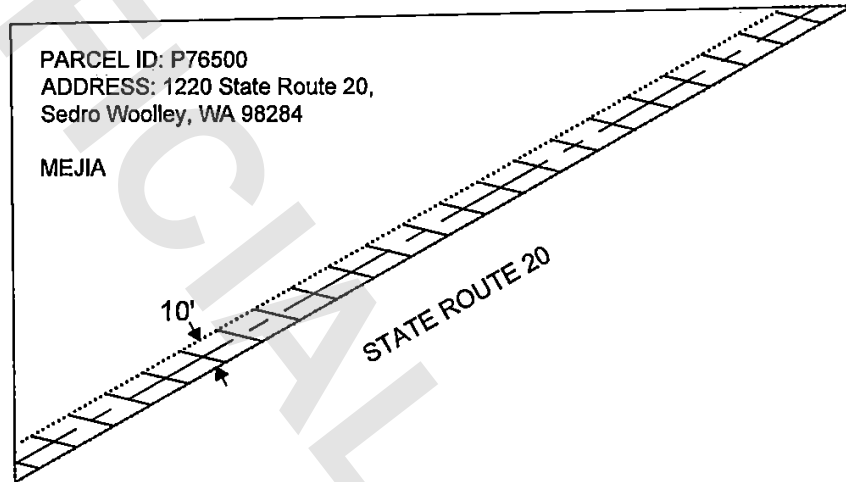
That portion of Tracts 1 and 2 of Jameson Acreage Property according to the plat thereof recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington described as follows:

Beginning at a point on the North line of said Tract 2 which is 20 feet West of the Northeast corner of said Tract;
Thence South to the Northerly line of the county road;
Thence Easterly along said Northerly line to the North line of said Tract 1;
Thence West to the point of beginning.

Assessor's Tax Parcel No. P76500.

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SCHEDULE 2
 DEPICTION OF EASEMENT AREA



LEGEND:

	CENTERLINE
	PARCEL LIMITS (PROPERTY LINE)
	EASEMENT

DATE:	08.29.2024	
DESIGNED BY:	K. LAFLEUR	
ATCO CONTACT:	360.339.7152 kateryna.buxton@atcotelecom.com	
SCALE:	N ↑ 1" = 50'	SIGNATURE: <i>Kateryna La Fleur</i>



 ATCO COMMUNICATIONS SERVICES, LLC www.atcotelecom.com		PERMITS EASEMENT LAND SURVEY RIGHT OF WAY
		360.563.9000 708 FIRST STREET SNOHOMISH, WA 98290