

Return Name and Address:

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 08/14/2025

County: Skagit

HMC/ Complex ID: 1006066

Document Title(s) Grant of Easement — Nardone Court Apartments
Grantor(s) Skagit Flats LLC KSA Investments LLC
Grantee(s) COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC
Legal Description SE Quarter Sec 31 Township 35 Range 04 (0.5100 ac) (DK12)TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO 40—77, APPROVED JULY 20, 1977, AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AF#861106, BEING A PORTION OF TRACT 49, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH IN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, PLAT OF THE BURLINGTON ACREAGE PROPERTY AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE: BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330+50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM; THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334+93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION. (AKA NARDONE COURT — PRIVATE ROAD)
Assessor's Property Tax Parcel/Account Number P62636 XrefID - 3867-000-049-2005 ☐ Property Tax Parcel ID is not yet assigned. ☐ Additional parcel numbers # on page of document.

No monetary compensation was provided for this easement.

DocuSign Envelope ID: B9971502-1C58-40D3-815A-904C3EFA2B24

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

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 3/15/2025, 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 Skagit Flats LLC, with an address of 16559 Country Club Dr, Burlington, WA 98233, its successors, heirs and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated 3/15/2025, 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 575 Nardone Court, Burlington in Kitsap 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]

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:

Skagit Flats LLC

Name: _____

By: 
Name: Brandon Atkinson
Title: Owner

GRANTEE

WITNESS/ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

By: 
Name: ~~Rigoberto Topete~~ Chad Savage
Title: ~~VP of Sales & Marketing~~ VP Business Development

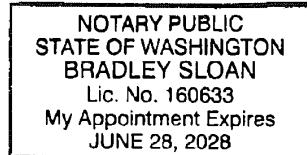
DocuSign Envelope ID: B9971502-1C58-40D3-815A-904C3EFA2B24

STATE OF Washington)
) ss.
COUNTY OF Skagit)

The foregoing instrument was acknowledged before me this 7 day of March, 2025 by, the of
Skagit Flats 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.

Bradley Sloan
Bradley Sloan, Notary Public
(Print Name)

My commission expires: 6-28-28



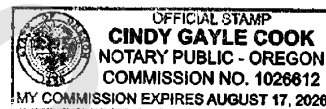
STATE OF Oregon)
) ss.
COUNTY OF Washington)

VP Business Development
The foregoing instrument was acknowledged before me this 4 day of August, 2025 by Chad Savage
Tepepe, 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.

Cindy Gayle Cook
Cindy Gayle Cook, Notary Public
(Print Name)

My Commission expires: Aug. 17, 2026



GRANT OF EASEMENT
LEGAL DESCRIPTION

Property Name: Nardone Court Apartments

Parcel or Tax Account Number(s): P62636 XrefID 3867-000-049-2005

Legal Description of Premises: SE Quarter Sec 31 Township 35 Range 04

(0.5100 ac) (DK12) TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO 40-77, APPROVED JULY 20, 1977, AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AF#861106, BEING A PORTION OF TRACT 49, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH IN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, PLAT OF THE BURLINGTON ACREAGE PROPERTY AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE: BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330+50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM; THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334+93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION. (AKA NARDONE COURT - PRIVATE ROAD)