



201608080107

Skagit County Auditor

\$78.00

8/8/2016 Page

1 of

6 10:54AM

RETURN TO:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
Attn: Xfinity Communities

WHATCOM

* 3 0 0 0 0 4 F 9 R E C 2 0 1 6 0 3 *

Document Title(s): Grant of Easement VALLEY VIEW EAST MOBILE HOME COURT	3000 04F9
Grantor(s): VALLEY VIEW MHC, LLC	
Grantee: COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC	
LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr S: 13 T: 35N R: 04E Q: 04 SWFC) THAT PORTION OF LOT 2 OF SURVEY FILE MAY 18, 1993 IN VOLUME 14 OF SURVEYS, PAGE 91, RECORDED UNDER AUDITOR'S FILE NUMBER 9305180067 AND BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE FOLLOWING DESCRIBED PARCELS "A", "B", "C", "D" AND "E" LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE 1 AND WESTERLY OF THE FOLLOWING DESCRIBED LINE 2: (LINE 1) BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST; THENCE SOUTH 86- 48-05 EAST, 663.03 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE INTERSECTION OF THE WEST LINE OF THE EAST 15 FEET OF WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; Additional legal is on page ____ of document.	
Assessor's Property Tax Parcel/Account Number P105620	
Property Tax Parcel ID is not yet assigned. Additional parcel numbers on page ____ of document.	

NO MONETARY COMPENSATION PROVIDED FOR EASEMENT

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.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated March 15, 2016, is made by and between Comcast Cable Communications Management, LLC, with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and Valley View MHC, LLC, with an address of 19772 MacArthur Blvd #100 c/o Executive Assistant, Irvine, CA 92612 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated March 15, 2016, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises 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 "Company Wiring") 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 "Premises") located at 700 North Reed Street, Sedro Woolley, WA 98284 in Skagit County, Washington described as follows:

LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises 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 Company Wiring and shall have free access to said Company Wiring 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 Premises 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

easement

AUG 08 2016

Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

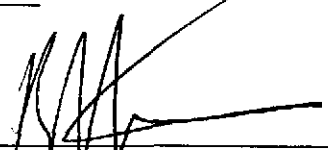
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Valley View MHC, LLC


Name: Walter DeFrancesco

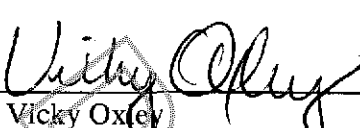
By: 
Name: Brian Fitterer, Trustee
Title: Member

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC

Name: _____

By: 
Name: Vicky Oxley
Title: Vice President, Sales & Marketing, Washington Region

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 201__ by Brian Fitterer, Trustee, the Member of Valley View MHC, LLC, 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.

(Print Name) Notary Public

My commission expires: _____

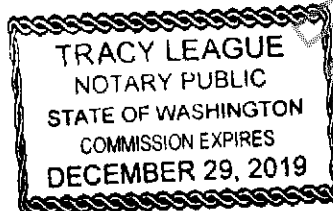
STATE OF WA)
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me this 10 day of June, 2016 by Vicky Oxley, the Vice President, Sales & Marketing, Washington Region of Comcast Cable Communications Management, LLC, 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.

Tracy League
Tracy League Notary Public
(Print Name)

My Commission expires: 12/29/19



COPY

**CALIFORNIA ALL-PURPOSE CERTIFICATE OF
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.

County of Los Angeles

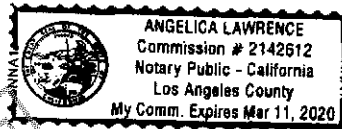
On 3/21/16 before me, Angelica Lawrence, Notary Public

personally appeared Brian L Fitterer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Notary Public Signature



(Notary Public Seal)

GRANT OF EASEMENT
Exhibit A
LEGAL DESCRIPTION

Valley View East Mobile Home Court
700 North Reed Street
Sedro Woolley, WA 98284

Quarter, Quarter, Section, Township and Range: R : 04E T : 35N S : 13

Parcel or Tax Account Number(s): P10567

Plat Name:

Legal Description of Premises: