

**202308020063**08/02/2023 01:18 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor**Return Address:**ATTN: DAVID von MORITZ
WaveDivision Holdings, LLC
3700 Monte Villa Pkwy
Bothell, WA 98021SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7517

AUG 02 2023

Amount Paid \$ 21.00

Skagit Co. Treasurer

By  Deputy**Document Title(s)** (or transactions contained therein):

1. Utility Easement Agreement

Reference Number(s) of Documents assigned or released: N/A
(on page of documents(s))**Grantor(s)** (Last name first, then first name and initials):

1. LOLA M LANG, as her separate property
- 2.

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)

PTN SE¼ of NW¼ SEC 34, TWP 34N, R04E

☒ Full legal is on page(s) 6 of document.**Assessor's Property Tax Parcel/Account Number**

340434-2-008-0500 (P130010)

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement (this "**Agreement**") is made and entered into as of this 7th day of July, 2023 (the "**Effective Date**"), by and between LOLA M LANG, as her sole and separate property, (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 15.00 acres, commonly known as Unimproved Land across from 21463 Little Mountain Road, Mount Vernon, WA 98274, and having Skagit County Assessor's Tax Parcel No. 340434-2-008-0500 (P130010), 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**" herein) :

ONE (1) EASEMENT AREA FIFTEEN (15) FEET IN WIDTH HAVING SEVEN AND ONE-HALF (7.5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, OR TO BE CONSTRUCTED, LYING WITHIN THE ABOVE DESCRIBED PROPERTY ADJACENT TO THE SOUTHERLY RIGHT OF WAY LINE OF LITTLE MOUNTAIN ROAD. GRANTEE'S FACILITIES SHALL BE CO-LOCATED WITH PUGET SOUND ENERGY'S FACILITIES AND LIE ENTIRELY WITHIN THE EASEMENT AREA DESCRIBED IN THE EASEMENT DATED MARCH 11, 2019 AND RECORDED APRIL 17, 2019 UNDER SKAGIT COUNTY AUDITOR'S FILE No.# 201904170048.

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.

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.

GRANTOR:


LOLA M LANG

ASTOUND:

WAVEDIVISION HOLDINGS, LLC, a
Delaware limited liability company

By 

Name: Jared Sonne

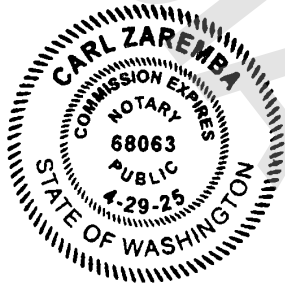
Title: SVP/GM

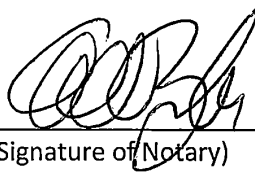
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 7th day of July, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LOLA M LANG, to me known to be the person who signed the foregoing instrument, and acknowledged said instrument to be 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 of Notary)

Carl V Zaremba
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of Washington, residing at Monroe.
My appointment expires: April 29, 2025.

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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.

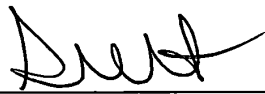
State of California
County of Placer

On July 27th, 2023, before me, Susan White-Villarreal, Notary Public
(insert name and title of the officer)

personally appeared Jared Sonne,
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.

Signature  (Seal)



Schedule 1**Legal Description of Property**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF LITTLE MOUNTAIN ROAD AND EAST OF THE HAUL ROAD SHOWN ON WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SUNDRY SITE PLAN - CONWAY JCT TO JCT P.S.H. NO. 1 NORTH OF BURLINGTON - PIT SITES, APPROVED FEBRUARY 10, 1953;

EXCEPT THE WEST 680 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01°21'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1521.31 FEET; THENCE NORTH 88°34'14" WEST, A DISTANCE OF 867 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LITTLE MOUNTAIN ROAD AND A FENCE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 03°47'05" EAST, A DISTANCE OF 575.96 FEET TO THE THREAD OF A CREEK; THENCE NORTH 87°18'25" EAST, A DISTANCE OF 110 FEET TO A FENCE; THENCE NORTH 03°47'05" WEST, A DISTANCE OF 521.59 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE LITTLE MOUNTAIN ROAD; THENCE NORTHWESTERLY ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

AND EXCEPT THE EAST 30 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 LYING SOUTH OF THE LITTLE MOUNTAIN ROAD.

ALSO EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01°14'27" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1621.83 FEET TO THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD; THENCE SOUTH 89°22'17" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.02 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°22'17" WEST ALONG THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD, A DISTANCE OF 294.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.92 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD AND SAID CURVE THROUGH A CENTRAL ANGLE OF 21°22'08" AND AN ARC DISTANCE OF 438.57 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ERIC A SWANSON AND LEAH M SWANSON BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 20007280107; THENCE SOUTH 03°52'30" EAST ALONG THE EAST LINE OF SAID SWANSON PROPERTY, A DISTANCE OF 523.28 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 41°17'12" EAST, A DISTANCE OF 279.10 FEET TO THE NORTH LINE OF THE SOUTH 305.03 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°37'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 489.99 FEET TO THE WEST LINE OF THE EAST 30 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 01°14'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 662.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SKAGIT COUNTY TAX PARCEL NO. 340434-2-008-0500 (P130010)

UTILITY EASEMENT AGREEMENT
WAVEDIVISION HOLDINGS, LLC

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