

0019246 701
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COMCAST CABLEVISION EASEMENT AGREEMENT

In consideration of good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, owner of the property known as 16415 C Cedar Grove Rd, herein called Grantor, hereby grants COMCAST CABLEVISION OF MARYLAND, LIMITED PARTNERSHIP, and its successors, licensees and assigns, herein called Grantee, perpetual rights and easements to construct system, including, but not limited to wires, conduits, cables, and appurtenant equipment through, and under all the property herein described, being the same real estate which was conveyed unto the Grantor by deed date 6-27-01 and recorded among the Land Records of Baltimore County, Maryland in Liber 13347 Folio 893 (hereinafter the "Property").

Grantor further grants to Grantee perpetual rights and easements to construct, install, reconstruct, operate and maintain a cable television distribution system through, over and under a general common areas of the Property or any other improvements now or hereafter constructed on Property and to provide service to the occupants therein.

Together with the right of access at all times to the above described facilities, the right to extend lines via the easements, to other properties, and the right to make necessary openings and excavations for the purpose of installing, repairing, replacing, altering, or extending said facilities provided that all openings or excavations shall be properly restored to a condition substantially similar to that prior to such installation, opening or excavation.

The undersigned represents that he/she is /are the owner(s) of the Property and has/have the requisite power and authority to execute this Agreement and that all steps legally necessary have been taken to empower the undersigned to execute this Agreement and agrees that no building or structure will be erected over the described facilities after installation of same.

This Easement Agreement shall run with the Land and shall be binding upon Grantor, its successors and assigns.

WITNESS my/our hand(s) and seal(s) this 13th day of October 2003

ATTEST/WITNESS:

<u>Linda Bradford</u> sign name	BY: _____ sign name
<u>Linda Bradford</u> print name	_____ print name
_____ sign name	BY: _____ sign name
_____ print name	_____ print name

STATE OF MARYLAND
COUNTY OF BALTIMORE

I HEREBY CERTIFY, that on this 13th day of October 2003, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Linda Bradford and acknowledged the foregoing to be her act and deed, the said act and deed was made without monetary consideration.

8/1/06
MY COMMISSION EXPIRES

Carrie Bailey Turner
NOTARY PUBLIC

Prepared by:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 19246, p. 0701, MSA_CE62_19101. Date available 09/30/2005. Printed 07/24/2025.

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Balto

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only
Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Doc. 1
Doc. 2
Agent: [Signature]

6 Description of Property
SDAT requires submission of all applicable information.
A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Comcast Cablevision
Firm: 8031 Corporate Drive
Address: White Marsh, MD 21236
Attn: Planning
Phone: ()

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification
Agricultural Verification
Whole
Part
Tran. Process Verification
Transfer Number:
Date Received:
Deed Reference:
Assigned Property No.:

REMARKS:
COUNTY TRANSFER TAX
RECORDATION TAX
Per [Signature] Sec 33-139
T.P. ART 12-108
Date 12/31/03

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 19246, p. 0702, MSA_CE62_19101. Date available 09/30/2005. Printed 07/24/2025.

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