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07/06/2022 01:56 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273
22-073

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>Josie Bear</u>
DATE	<u>7.6.22</u>

GRANT OF EASEMENT

Grantors: Teodor Rempel & Doris Rempel, h/w

Grantees: Marcus Rempel & Sandra Everlove, h/w

Legal Description: ptn Govt Lot 2, 26-36N-2EWM

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P123399; P123400

Reference Nos of Documents Assigned or Released: 202203290034

THIS INDENTURE, made this 4th day of July, 2022, by and between Teodor Rempel & Doris Rempel, h/w, Grantors, and Marcus Rempel & Sandra Everlove, h/w, Grantees.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantor conveys to Grantees a non-exclusive easement for ingress and egress over, under and through the following-described real property, located in Skagit County Washington:

See attached Exhibit A

The easement herein granted is intended to supersede and release the easement(s) set forth as Exhibits D & E to the Boundary Line Adjustment Quitclaim Deed recorded under Skagit County Auditor's File No. 202203290034, and to that end Grantees hereby release, convey and quitclaim to Grantor the easement(s) set forth in the said exhibits.

A diagram showing the easements herein granted and released is attached hereto as Exhibit B.

Teodor Rempel
 TEODOR REMPEL

Doris Rempel
 DORIS REMPEL

Marcus Rempel
 MARCUS REMPEL

Sandra Everlove
 SANDRA EVERLOVE

STATE OF WASHINGTON)
 : ss.
 SKAGIT COUNTY)

On this 4th day of July, in the year 2022, before me personally appeared Teodor Rempel, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
 License # 73622
 My Commission Expires 07-14-2024

Bruce G. Lisser
 NOTARY PUBLIC IN AND FOR
 THE STATE OF WASHINGTON,
 Residing at Mount Vernon
 My commission expires: 7-14-24
 Printed Name: Bruce G. Lisser

STATE OF WASHINGTON)
 : ss.
 SKAGIT COUNTY)

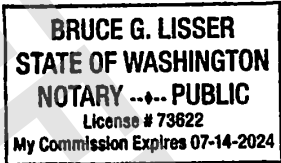
On this 4th day of July, in the year 2022, before me personally appeared Doris Rempel, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
 License # 73622
 My Commission Expires 07-14-2024

Bruce G. Lisser
 NOTARY PUBLIC IN AND FOR
 THE STATE OF WASHINGTON,
 Residing at Mount Vernon
 My commission expires: 7-14-24
 Printed Name: Bruce G. Lisser

STATE OF WASHINGTON)
 : ss.
SKAGIT COUNTY)

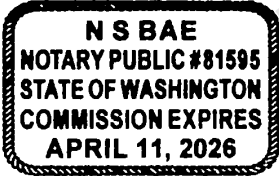
On this 4th day of July, in the year 2022, before me personally appeared Marcus Rempel, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at 11005 VERNON
My commission expires: 7-14-24
Printed Name: BRUCE G. LISSER

STATE OF WASHINGTON)
King : ss.
~~SKAGIT~~ COUNTY)
ns

On this 5th day of July, in the year 2022, before me personally appeared Sandra Everlove, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that she executed the same for the purposes therein mentioned.



N S Bae
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Belleveue, WA
My commission expires: 04/11/2026
Printed Name: N. S. BAE

Exhibit "A"

Ingress, Egress and Utilities Easement

A 20.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof, over, under and across a portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., being 10.00 feet left (West and Northwest) and 10.00 feet right (East and Southeast) of the following described centerline:

BEGINNING at the Southeast corner of the West 1/2 of said Government Lot 2; thence North 89°44'30" West along the South line of said Government Lot 2 for a distance of 184.10 feet to the TRUE POINT OF BEGINNING of said centerline; thence North 17°09'01" West for a distance of 122.77 feet; thence North 26°11'56" West for a distance of 129.30 feet; thence North 4°27'44" East for a distance of 54.46 feet; thence North 6°37'18" West for a distance of 28.79 feet; thence North 25°25'51" West for a distance of 14.88 feet; thence North 24°55'41" East for a distance of 80.80 feet; thence North 32°34'30" East for a distance of 34.99 feet; thence North 49°05'17" East for a distance of 53.61 feet, more or less, to the West line of that certain parcel described on Exhibit "E" of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 202203290034 and being the terminus of said centerline.

EXCEPT any portion thereof lying within Halloran Road.

Sidelines of the above-described easement are to be lengthened or shortened as necessary to conform with property lines of the subject parcels.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

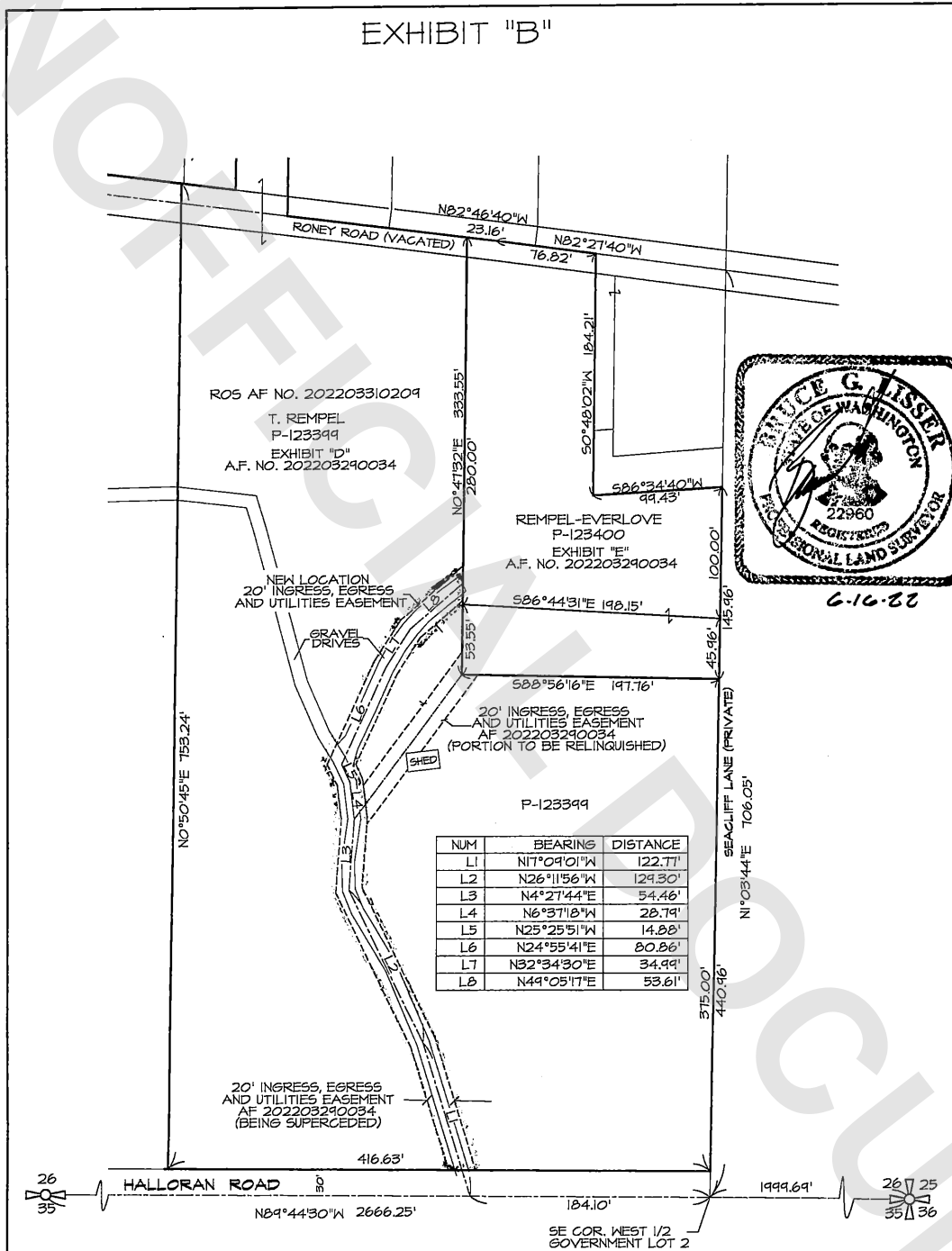
Situate in the County of Skagit, State of Washington.

The above-described easement is to replace and supercede that certain easement described on Exhibits "D" and "E" of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 202203290034.

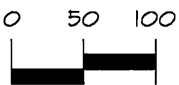


6-16-22

EXHIBIT "B"



6-16-22



EASEMENT EXHIBIT MAP IN A PORTION OF THE
GOVERNMENT LOT 2
SECTION 26, T. 36 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: TEODOR AND DORIS REMPEL

SCALE: 1"=100'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 6/16/22
DWG: 22-068 ESMT