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Skagit County Auditor

When recorded return to:

Craig Sjostrom  
Attorney at Law  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY S. Burrow  
DATE 12/5/25

**GRANT OF EASEMENT FOR WATERLINE & SEPTIC SYSTEM**

**Grantors:** David W. Weitzel & Kayle Shulenberger, h/w

**Grantees:** (1) Teodore A. Rempel & Doris C. Rempel, h/w  
(2) David M. Rempel a.h.s.p.  
(3) Marcus T. Rempel a.h.s.p.  
(4) M. Nicholas Rempel unmd.

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

**Additional Legal Description Attached**

**Assessor's Property Tax Parcel or Account Nos.:** P47134; P123399; P123400

**Reference Nos of Documents Assigned or Released:** N/A

THIS GRANT OF EASEMENT is made this 5<sup>th</sup> day of December, 2025, by David W. Weitzel & Kayle Shulenberger, h/w, Grantees, and Teodore A. Rempel & Doris C. Rempel, h/w; David M. Rempel, as his separate property; Marcus T. Rempel, as his separate property; and M. Nicholas Rempel, an unmarried person.

For and in consideration of an agreement between the parties, and for no monetary consideration, Grantors hereby grant and convey to Grantees a non-exclusive easement for a water line and septic system & drainfield (and the maintenance, repair and/or replacement thereof), over, across, under and through the property as described in the attached Exhibit A.

The owner of the property benefitted by this easement shall be responsible for the maintenance, repair and/or replacement of the water line, septic system and drainfield. Any maintenance or repairs undertaken shall be done with as little disturbance to any crops or other vegetation being grown on the subject property as is reasonably possible, and the benefitted property owner shall restore the easement area substantially to its condition as existed immediately prior to such repair or maintenance actions having been taken.

A diagram showing the location of the subject easement is attached hereto as Exhibit B.

David W. Weitzel  
DAVID W. WEITZEL

Kayle Shulenberg  
KAYLE SHULENBERGER

STATE OF WASHINGTON )  
( ss.  
SKAGIT COUNTY )

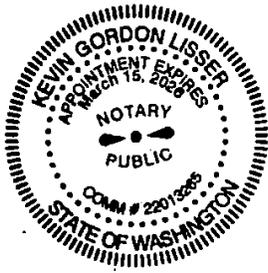
On this 5<sup>th</sup> day of December, in the year 2025, before me personally appeared David W. Weitzel, known to me to be one of the persons who are described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his free and voluntary act and deed for the purposes therein mentioned.



Kevin Lisser  
NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON,  
Residing at MOUNT VERNON  
My commission expires: 3-15-26  
Printed Name: KEVIN LISSER

STATE OF WASHINGTON )  
( ss.  
SKAGIT COUNTY )

On this 5<sup>th</sup> day of December, in the year 2025, before me personally appeared Kayle Shulenberg, 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 as her free and voluntary act and deed for the purposes therein mentioned.



Kevin Lisser  
NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON,  
Residing at MOUNT VERNON  
My commission expires: 3-15-26  
Printed Name: KEVIN LISSER

**Exhibit "A"**

**Waterline and Septic Drainfield Easement over a portion of  
David W. Weitzel and Kayle Shulenberger Parcel  
(Skagit County Assessor's Parcel No. P-123400)  
For the Benefit of Theodore Rempel and Doris Rempel Parcel  
(Skagit County Assessor's Parcel No. P-123399)  
and David Rempel, Marcus Rempel, Timothy Rempel and  
Nicholas Rempel Parcel  
(Skagit County Assessor's Parcel No. P-47134)**

A mutually beneficial easement for waterline and septic drainfield purposes and the maintenance thereof over, under, and across a portion of Weitzel/Shulenberger parcel as described on that certain Statutory Warranty deed recorded under Skagit County Auditor's File No. 202207150093; being more particularly described as follows:

BEGINNING at the Southwest corner of said Weitzel/Shulenberger parcel recorded under Auditor's File No. 202207150093;  
thence North 0°47'32" East, along the West line of said Weitzel/Shulenberger parcel, for a distance of 333.55 feet, more or less, to the Northwest corner thereof;  
thence South 82°46'40" East, along the North line of said Weitzel/Shulenberger parcel for a distance of 5.00 feet;  
thence South 1°11'26" East for a distance of 333.27 feet, more or less, to the South line of said Weitzel/Shulenberger parcel at a point bearing South 88°56'16" East from the POINT OF BEGINNING;  
thence North 88°56'16" West, along said South line for a distance of 16.50 feet, more or less, to the POINT OF BEGINNING.

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.

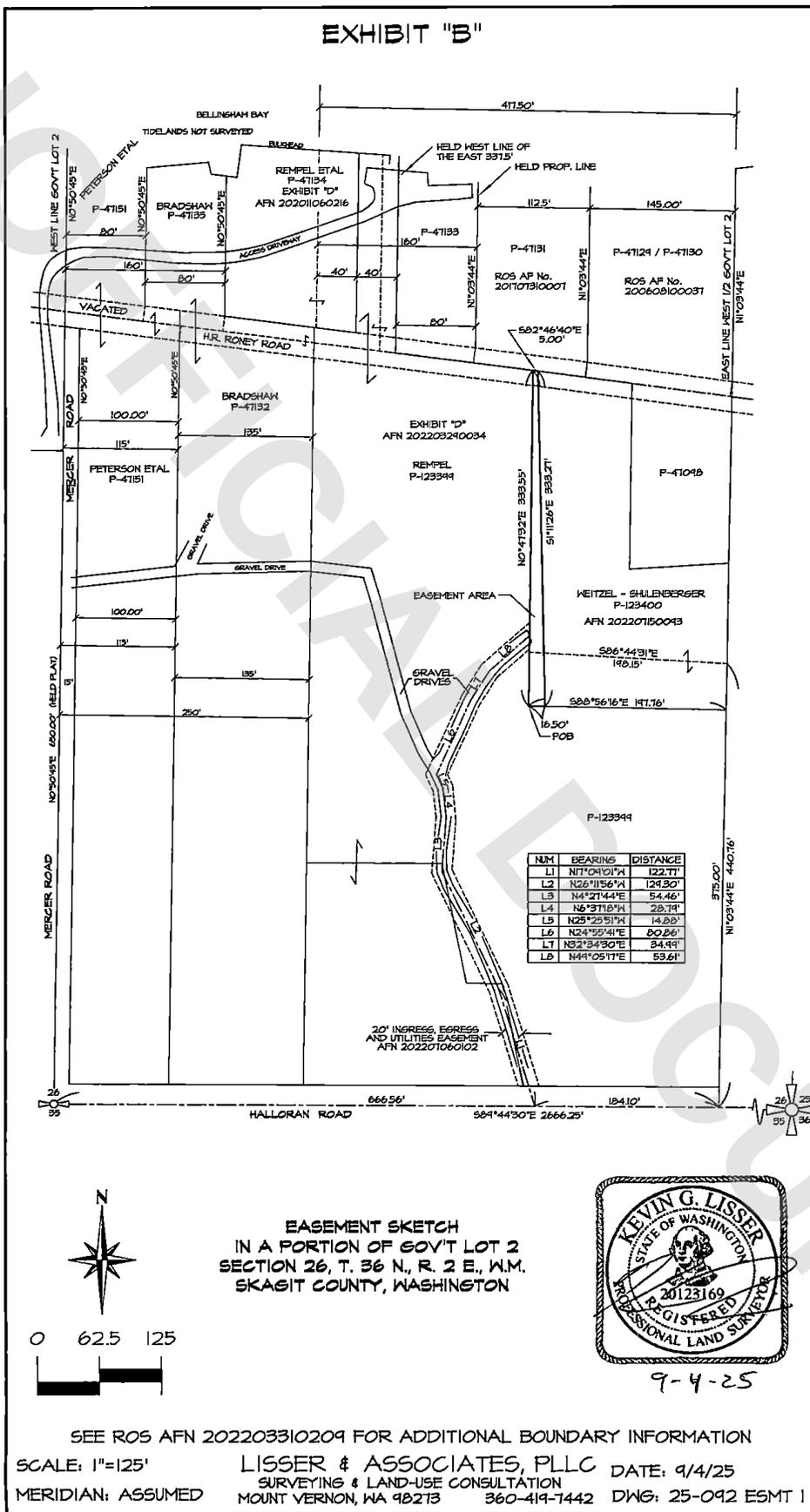
Containing 3,576 sq ft

Said easement is for the benefit of those certain parcels as described on Exhibit "D" of Quit Claim Deed, Skagit County Auditor's File No. 202203290034 (Theodore Rempel and Doris Rempel) and Exhibit "D" of Quit Claim Deed, Auditor's File No. 202011060216 (David Rempel, Marcus Rempel, Timothy Rempel and Nicholas Rempel).

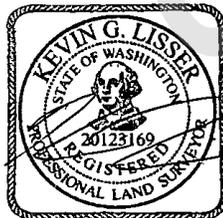


9-4-25

EXHIBIT "B"



EASEMENT SKETCH  
IN A PORTION OF GOVT LOT 2  
SECTION 26, T. 36 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON



9-4-25

SEE ROS AFN 202203310209 FOR ADDITIONAL BOUNDARY INFORMATION

SCALE: 1"=125'

MERIDIAN: ASSUMED

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

DATE: 9/4/25  
DWG: 25-092 ESMT 1