

Filed for Record at Request of:
Law Offices of Gregory E. Thulin, PS
3130 Howe Pl, Suite 101
Bellingham, WA 98226

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 01/06/2026

Grantor:	Teodor & Doris Rempel	
Grantee:	David Rempel, Marcus Rempel, Timothy Rempel & Nicholas Rempel	
Abbreviated legal:	Ptn. Of W 1/2 of Gov. Lot 2, S26, T36N, R2E	
Tax Parcel Nos:	P47134 & P123399	
Full Legal:	Pages 6-13	Chicago Title Accommodation 620059258

UTILITY EASEMENT

THIS UTILITY EASEMENT, is effective this 30 day of December, 2025, and is by and between Teodor Rempel and Doris Rempel, a married couple (collectively "Grantor") and David Rempel, Marcus Rempel, Timothy Rempel and Nicholas Rempel (collectively "Rempel").

RECITALS

A. Grantor is the owner of real property located in Skagit County, Washington, legally described in Exhibit "A" attached hereto and incorporated herein, which is located Southeast of property owned by Rempel ("Grantor Property").

B. Rempel is the owner of real property located in Skagit County, Washington, legally described in Exhibit "B" attached hereto and incorporated herein ("Rempel Property").

C. There exists a water line and related facilities within the Grantor Property that serves the Rempel Property. The parties hereto wish to make provision formalizing an easement which provides Rempel the ability to continue to maintain and utilize a portion of the Grantor Property for a water line and associated facilities, for the benefit of Rempel Property, subject to the terms and conditions herein.

NOW, THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. **Grant of Easement.** Grantor hereby grants to Rempel, as the owners of the Rempel Property, a non-exclusive easement for the purpose of access, maintenance, repair and replacement

of a water line and associated facilities.

2. **Location of Easement.** The easement is for the purpose of accessing and maintaining a water line and associated facilities within the Grantor for the benefit of the Rempel Property. The easement shall be a width of ten (10') feet, running along the southerly and northeasterly boundary of the Grantor Property, with a forty foot (40') by forty foot (40') area adjacent to the Rempel Property, as legally described on Exhibit "C" hereto and depicted on Exhibit "D" attached hereto and incorporated herein ("Easement Area").

3. **Permits and Approvals.** Rempel warrants that prior to the commencement of any work within the Easement Area that it will obtain any governmental approvals or permits which may be necessary or a condition to commencement of such work and will at all times personally and through their agents, employees and contractors comply with such permits.

4. **Maintenance.** The owners of the Rempel Property are responsible for all costs associated with the installation, maintenance, and repair of the utilities installed in the Easement Area that benefit the Rempel Property.

5. **Notice.** Unless there is an emergency requiring immediate attention, prior to the owners of the Rempel Property desiring to perform any work within the Easement Area, they shall provide at least five (5) calendar days advance written notice to the owners of the Grantor Property. Such notice shall set forth the purpose of access, the work that will be performed and the date(s) the work will be performed.

6. **Repairs.** The owners of the Rempel Property do hereby undertake and warrant to correct and repair, to the extent practical, any disruption to the Grantor Property resulting from repairs, maintenance or replacement of the water line and related facilities.

7. **Binding Effect.** This Easement shall be perpetual and shall be a covenant running with the land for the benefit of the Rempel Property. This Easement shall be binding on the parties hereto, and the respective successors, assignees, transferees, grantees and heirs.

8. **Litigation.** In the event any action is brought by either party to enforce the terms of this Easement, or for damages resulting from a breach of this Easement, prevailing party in such action shall be entitled to reasonable attorneys' fees and costs.

9. **Integration.** This Easement contains all of the agreements, representations, warranties, and understandings of the parties and all prior dealings of the parties are merged herein. This Easement may not be amended, changed or revised in any respect except in writing and signed by the party to be charged.

10. **Applicable Law.** This Easement shall be deemed to be made and shall be construed and enforced in accordance with the laws of the State of Washington.

11. **Counterparts.** This Easement may be executed simultaneously in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic (email) transmission of any signed original

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 Marin)

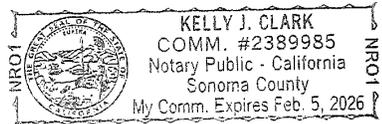
On December 30, 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

personally appeared Teodor Rempel of Doris Rempel,
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 [Handwritten Signature] (Seal)



document, and retransmission by facsimile or email, shall be the same as delivery of an original. At the request of either party, the parties will confirm facsimile or electronic signatures by signing an original document.

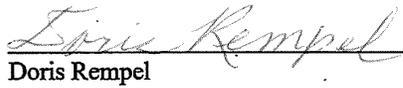
12. **Consideration.** There is no monetary consideration to be paid by any party hereto to any other party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed on the day, month, and year first above written.

GRANTOR:



Teodor Rempel



Doris Rempel

the California
STATE OF WASHINGTON)
the Sonoma) ss.
COUNTY OF SKAGIT *Marin*)

On this day personally appeared before me Teodor Rempel and Doris Rempel, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 30 day of December, 2025.

Notary Public in and for the State of Washington *the California*
Print name: Kelly J. Clark
My commission expires: 2/5/26



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 Marin

On December 30, 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

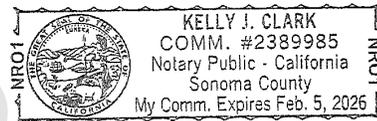
personally appeared David Rempel, Marcus Rempel and Nicholas Rempel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), 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 [Handwritten Signature]

(Seal)



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 sonoma

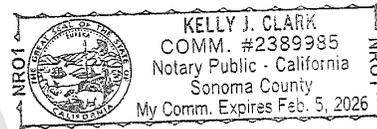
On December 31 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

personally appeared Timothy Rempel
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 [Handwritten Signature] (Seal)





Notary Public in and for the State of Washington *for California*
 Print name: Kelly J. Clark
 My commission expires: 2/5/26

STATE OF WASHINGTON)
for California) ss.
 COUNTY OF SKAGIT)
for Oregon

On this day personally appeared before me Nicholas Rempel, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 30 day of December, 2025.



Notary Public in and for the State of Washington *for California*
 Print name: Kelly J. Clark
 My commission expires: 2/5/26

EXHIBIT "A"**Legal Description of Grantor Property****PARCEL "A"**

THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE CENTERLINE OF H.R. RONEY ROAD #295;

EXCEPT THE FOLLOWING DESCRIBED TRACTS 1, 2, 3, 4 AND 5:

1. THE WEST 250 FEET THEREOF.
2. COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89°44'30" EAST, ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667 .05 FEET TO A NAIL IN THE BLACK TOP MARKING 1164TH CORNER; THENCE NORTH 01°03'26" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°03'26" EAST, ALONG THE SAID EAST LINE, TO THE SOUTHERLY LINE OF THE H.R. RONEY ROAD #295, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHARD RUEB, JR., BY DEED RECORDED MAY 14, 1980, UNDER AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE CENTERLINE OF THE VACATED H.R. RONEY ROAD #295; THENCE NORTH 82°27'40" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 200.60 FEET; THENCE SOUTH 00°47'39" WEST, A DISTANCE OF 280.00 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.
3. BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 250 FEET OF SAID GOVERNMENT LOT 2 WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°44'30" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 225.00 FEET; THENCE NORTH 11°39'17" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 89°44'30" WEST A DISTANCE OF 36.00 FEET; THENCE NORTH 11°39'17" WEST A DISTANCE OF 121.00 FEET; THENCE NORTH 89°44'30" WEST A DISTANCE OF 138.00 FEET TO THE EAST LINE OF THE WEST 250 FEET OF SAID GOVERNMENT LOT 2; THENCE SOUTH 01°03 '26" WEST, ALONG THE EAST LINE OF THE WEST 25 0 FEET OF SAID GOVERNMENT LOT 2 TO THE POINT OF BEGINNING.
4. THE NORTH 5 FEET OF THE SOUTH 1/2 OF VACATED H.R. RONEY ROAD #295 LYING BETWEEN THE SOUTHERLY EXTENSION OF THE WEST LINE OF EXCEPTION NO. 2 ABOVE AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:
 THE EAST 16.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 80.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.
5. THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36

NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89°44'30" EAST ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667.05 FEET TO A NAIL IN THE BLACK TOP MARKING 1/64 CORNER; THENCE NORTH 1°03'26" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO A POINT 250 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE H.R. RONEY ROAD NO. 295, AND 130 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHMOND RUEB, JR., BY DEED RECORDED MAY 14, 1980, UNDER AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID C. MORELAND AND EILEEN K. SMITH MORELAND, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 22, 1990, UNDER AUDITOR'S FILE NO. 9010220080, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 85°30'56" WEST ALONG SAID SOUTH LINE OF SAID MORELAND TRACT, A DISTANCE OF 100.55 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MORELAND TRACT; THENCE NORTH 0°47'39" EAST, ALONG THE WEST LINE OF SAID MORELAND TRACT, A DISTANCE OF 180.00 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED H. R. RONEY ROAD NO. 295; THENCE WESTERLY, ALONG THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0°47'39" WEST, A DISTANCE OF 280.00 FEET, MORE OR LESS, TO A POINT SOUTH 85°30'56" WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 85°30'56" EAST, A DISTANCE OF 200.55 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THE WEST 24.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 80.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. LYING NORTH OF H.R. RONEY ROAD #295.

PARCEL "C"

THAT PORTION OF THE FOLLOWING DESCRIBED TIDE LAND TRACT IN FRONT OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING WESTERLY OF A LINE RUNNING NORTH AND SOUTH AND INTERSECTING THE MEANDER LINE OF SAID LOT 2 AT A POINT 250 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1 CHAIN NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26; THENCE NORTH 2°37' WEST, 10.70 CHAINS; THENCE NORTH 85°53' WEST, 26.17 CHAINS; THENCE NORTH 2°37' WEST, 15.30 CHAINS; THENCE SOUTH 72°49' WEST, 7.95 CHAINS; THENCE SOUTH 53°7' WEST, 27.71 CHAINS; THENCE SOUTH 2°37' EAST, 11.40 CHAINS; THENCE NORTH 87°23' EAST, 56.60 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THE EAST 96 FEET THEREOF,

AND EXCEPT THE WEST 160 FEET THEREOF.

TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. PREVIOUSLY ATTACHED TO THE EAST 135.00 FEET OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID GOVERNMENT LOT 2, LYING SOUTH OF RONEY ROAD.

AND TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND WESTERLY OF THE EAST LINE OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS B, C AND D OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89°44'30" EAST ALONG THE SOUTH LINE OF SECTION 26, A DISTANCE OF 667.05 FEET TO A NAIL IN THE BLACK TOP MARKING 1/64 CORNER; THENCE NORTH 1°03'26" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 441.61 FEET TO A POINT 250 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE H.R. RONEY ROAD NO. 295, AND 130 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO ROLAND RICHMOND RUEB JR., BY DEED RECORDED MAY 14, 1980 UNDER AUDITOR'S FILE NO. 8005140004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF GOVERNMENT LOT 2, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO DAVID C. MORELAND AND EILEEN K. SMITH MORELAND, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 22, 1990, UNDER AUDITOR'S FILE NO. 9010220080, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 85°30'56" WEST ALONG SAID SOUTH LINE OF SAID MORELAND TRACT, A DISTANCE OF 100.55 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID MORELAND TRACT; THENCE NORTH 0°47'39" EAST, ALONG THE WEST LINE OF SAID MORELAND TRACT, A DISTANCE OF 180.00 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295; THENCE WESTERLY, ALONG THE CENTERLINE OF VACATED H.R. RONEY ROAD NO. 295, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0°47'39" WEST, A DISTANCE OF 280.00 FEET,

MORE OR LESS, TO A POINT SOUTH 85°30'56" WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 85°30'56" EAST, A DISTANCE OF 200.55 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THE EAST 16.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF VACATED R.R. RONEY ROAD NO. 295. TOGETHER WITH THAT PORTION OF THE VACATED NORTH 1/2 OF THE NORTH 1/2 OF H.R. RONEY ROAD NO. 295 WITHIN THE EAST 5.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 23, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

PARCEL "C"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

THE NORTH 5 FEET OF THE SOUTH 1/2 OF VACATED R.R. RONEY ROAD NO. 295 LYING BETWEEN THE WEST LINE OF PARCEL "A" ABOVE-DESCRIBED AND THE WEST LINE OF THE EAST 5 FEET OF PARCEL "B" ABOVE-DESCRIBED.

PARCEL "D"

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT WHICH LIES ADJACENT TO AND ABUTS UPON PARCEL "B" ABOVE-DESCRIBED:

THAT PORTION OF THE FOLLOWING DESCRIBED TIDE LAND TRACT IN FRONT OF GOVERNMENT LOT 2 LYING WESTERLY OF A LINE RUNNING NORTH AND SOUTH AND INTERSECTING THE MEANDER LINE OF LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AT A POINT 250 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 2, IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1 CHAIN NORTH OF THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26; THENCE NORTH 2°37' WEST, 10.70 CHAINS; THENCE NORTH 85°53' WEST, 26.17 CHAINS; THENCE NORTH 2°37' WEST, 15.30 CHAINS; THENCE SOUTH 72°49' WEST, 7.95 CHAINS; THENCE SOUTH 53°7' WEST, 27.71 CHAINS; THENCE SOUTH 2°37' EAST, 11.40 CHAINS; THENCE NORTH 87°23' EAST, 56.60 CHAINS TO THE POINT OF BEGINNING,

EXCEPT THE EAST 80 FEET THEREOF,

AND EXCEPT THE WEST 160 FEET THEREOF.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND

OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Legal Description of Rempel Property****PARCEL A:**

THE WEST 40.00 FEET OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF THE HR. RONEY ROAD NO. 295.

TOGETHER WITH THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 ADJACENT THERETO, WHICH UPON VACATION, REVERTED TO THE ABOVE-DESCRIBED PARCEL BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST 1/2 OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING WEST OF THE EAST 417.50 (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF SAID WEST 1/2 OF GOVERNMENT LOT 2 AND EAST OF THE EAST LINE OF THE WEST 160.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID WEST 1/2 OF GOVERNMENT LOT 2 AND LYING NORTH OF HR. RONEY ROAD NO. 295.

TOGETHER WITH THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 ADJACENT THERETO, WHICH UPON VACATION, REVERTED TO THE ABOVE-DESCRIBED PARCEL BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

THE NORTH 1/2 OF VACATED HR. RONEY ROAD NO. 295 ABUTTING THE WEST 35.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

EXCEPT FROM SAID PARCELS A, B & C, THAT PORTION OF THE NORTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING WESTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND EASTERLY OF THE EAST LINE OF THE WEST 160 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID GOVERNMENT LOT 2.

AND ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED

PERPENDICULAR TO THE WEST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND WESTERLY OF THE EAST LINE OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "C"**Legal Description of Easement Area**

A MUTUALLY BENEFICIAL UTILITY EASEMENT OVER, UNDER AND ACROSS A PORTION OF THAT CERTAIN PARCEL OWNED BY TEODORE AND DORIS REMPEL AS DESCRIBED ON EXHIBIT "D" OF QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202203290034; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TEODORE AND DORIS REMPEL PARCEL; THENCE SOUTH 0°47'32" WEST ALONG THE EAST LINE OF SAID TEODORE AND DORIS REMPEL PARCEL FOR A DISTANCE OF 10.06 FEET; THENCE NORTH 82°46'40" WEST PARALLEL WITH THE NORTH LINE OF SAID TEODORE AND DORIS REMPEL PARCEL FOR A DISTANCE OF 149.08 FEET; THENCE NORTH 1°03'44" EAST PARALLEL WITH THE EAST LINE OF SAID TEODORE AND DORIS REMPEL PARCEL FOR A DISTANCE OF 131.98 FEET; THENCE NORTH 88°56'16" WEST FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE EAST LINE OF EXHIBIT "D" ON THAT CERTAIN QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) CONVEYED TO DAVID REMPEL, MARCUS REMPEL, TIMOTHY REMPEL AND NICHOLAS REMPEL RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202011060216; THENCE NORTH 1°03'44" EAST, ALONG SAID EAST LINE FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°56'16" EAST FOR A DISTANCE OF 40.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TEODORE AND DORIS REMPEL PARCEL; THENCE SOUTH 1°03'44" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 163.00 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED H. R. RONEY ROAD AND BEING AN ANGLE POINT ON SAID TEODORE AND DORIS REMPEL PARCEL, AT A POINT BEARING NORTH 82°46'40" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82°46'40" EAST, ALONG SAID CENTERLINE OF VACATED H. R. RONEY ROAD FOR A DISTANCE OF 138.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "D"

Depiction of Easement Area

