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Skagit County Auditor

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THOMAS, INC.  
8000 PARKER RD.  
SEDRO-WOOLLEY, WA 98284  
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MAINTENANCE AGREEMENT DOCUMENT # \_\_\_\_\_

GRANTOR: THOMAS, INC.

GRANTEE Glen & Charlotte Johnson ADDITIONAL NAMES ON PAGE \_\_\_\_\_

ABBREVIATED LEGAL DESCRIPTION:  
Open space #236 #792943 1975 Beginning at the Center of Keekalla Slough  
300' feet east of Center of Section 13 Thence east 1748.

ASSESSOR'S PROPERTY TAX PARCEL:

NUMBER P158-00 ACCOUNT# 330313-0-011-0109

Designer Linda Spicher <sup>Site</sup> ADDRESS 20482 Skagit City Rd. Mt Vernon

This contract documents the agreement between property owner and service provider for maintenance and inspection of the TRD plan installed at: ADDRESS: 20482 Skagit City Rd. Mt Vernon

This contract documents the agreement between the property owner and the service provider for the maintenance and inspection of the TRD-1000 plant. This document shall be properly recorded with the title for the real property, subsequent to system installation.

This contract is in effect upon installation of the plant, and shall be in effect, until the system is decommissioned by the property owner or service provider. The service provider has the right to transfer this contract to another service provider as long as the new service provider has been certified to service the system.

The service provider will annually inspect the plant to ensure proper operation. This inspection will consist of a visual inspection of the plant internals, observance of the plant effluent for odor, color, and turbidity, and recording the results.

Also, inspection of the septic tank for sludge and scum accumulation and documenting the results.

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1. The property owner will notify the service provider in the event of any alarms or other abnormal conditions relevant to the TRD and operate the system in accordance with the guidelines set down by the State of Washington or ( ) and local D.O.H.
2. Any required effluent samples required by local D.O.H. jurisdiction and costs thereof are the direct responsibility of the property owner. Pumping costs are the direct responsibility of the property owners.
3. All residential TRD 1000 systems installed will be serviced at the rate of \$20.00 per month. Billed annually on July 1 of each year for a total of \$240.00. The first bill will be due two years after the date of installation, and will be prorated from said date to July 1. Thereafter, billing will be annually and due July 1 of each year. It must be noted that this \$20.00 per month or \$240.00 per year is subject to change, to keep pace with the cost of materials, labor and change in state and local D.O.H. or other permitting agency requirements. The commercial application of the TRD 1000 carries a capacity and usage charge, that are assessed on an individual basis that matches the systems loading, (service charges are also assessed on this basis). Please Note: Should a system be designed and permitted at on date and not yet installed until a later date, the per annum and basic charges for these items must reflect the costs prevailing at that time.
4. Clients are advised that under Washington State Department of Health, recommended standard and guidelines for A.T.U. (Aerobic Treatment Unit) effective 5/15/00 operation and maintenance 4.1.1.
5. The owner of the residence or facility served by the A.T.U. is responsible for assuring the proper operation and providing timely maintenance of the A.T.U. and all other components of the on-site Wastewater Treatment and Disposal System. Your state may have other recommendations and/or requirements, other than those listed above. These must be addressed by your designer.

NAME OF BUYER

Glen S Johnson

SIGNATURE OF BUYER

Glen S Johnson

SIGNATURE OF NOTARY

Margery Deunt

EXP

4/8/2004

NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 8, 2004



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