



200806240028

Skagit County Auditor

6/24/2008 Page 1 of 8 10:21AM

Document Title: NOTICE

Reference Number:

Grantor(s): additional grantor names on page ___

- 1. Ron L. Clark
- 2. Jenni L. Clark

Grantee(s): additional grantee names on page ___

- 1. Public
- 2. (future property owners)

Abbreviated legal description: full legal on page(s) ___

PTN. NE 1/4 SE 1/4 (6-33-5 ATA)
 see attached exhibits for full legals
Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P17962
 P17965

TWO CONNECTION RESIDENTIAL GROUP B PUBLIC WATER SYSTEM

NOTICE TO FUTURE PROPERTY OWNERS

Parcel 1- 17962	Site address 1- 24796 Stonewood Dr. Mt. Vernon, WA 98274
Parcel 2- 17965	Site address 2- 24832 Stonewood Dr. Mt. Vernon, WA 98274

PUBLIC SYSTEM

This property is served by a public water system, Stonewood Heights Water System, (ID#AC063Q) which is subject to the provisions of Chapter 246-291 WAC and to Skagit County Code 12.48. The system purveyor is responsible for maintaining this system in compliance.

Chapter 246-291-030 (3) WAC allows the Skagit County Public Health Department to eliminated the design requirements for two connection residential public water systems. Skagit County has approved this system based on water quality and quantity data provided by the owner. **Additional connections, including accessory dwelling units, are prohibited** unless the purveyor receives written approval of the additional service from either the Skagit County Public Health Department or the Washington State Department of Health.

WATER SYSTEM PURVEYOR REQUIREMENTS

The purveyor shall be responsible for arranging submission of all necessary water samples as required in the Chapter 246-291 WAC and handling emergencies such as system shutdown and repair. The purveyor shall provide his/her name, address and telephone number to the Skagit County Public Health Department and shall serve as a contact person for the water system. The purveyor shall organize and maintain the water system records. Water system records shall be available for review and inspection by all parties in this agreemen. Prior to purchasing this property, it is recommended that parties contact the Skagit County Public Health Department to determine whether this system is in compliance with applicable regulations.

EXEMPT WELL AND SKAGIT IN-STREAM FLOW REQUIREMENTS

This well does not have a Department of Ecology Water Right Permit, may not exceed 5000 gallons use per day, and can not be use to irrigate more than 1/2 acre of land in total. If more gallons per day or more irrigated land is desired, a water right permit must be obtained from the Department of Ecology. This well/water system is located in the Skagit River Basin. The purveyor is required to install and maintain a water source meter and shall provide an annual report of monthly water use data to the Skagit County Public Health Department.

WATER SYSTEM OWNERSHIP AND EQUAL FINANCIAL BURDEN

It is agreed by the parties that each of said parties shall be and is hereby granted an undivided one-half interest in and to the use of the well and water system to be constructed. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes.

COST OF MAINTENANCE OF WATER SYSTEM

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described. The expense of water quality sampling as required by Skagit County shall be shared equally by both parties. The parties shall establish and maintain a reserve account at a mutually agreed upon banking institution. Each party shall be entitled to receive an annual statement from said banking institution regarding the status of the reserve account. The monetary funds in the reserve account shall be utilized for the sole purpose of submitting water samples for quality analysis and maintaining, repairing or replacing the well and common waterworks equipment or appurtenance thereto.



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EASEMENT OF WELL SITE AND PUMPHOUSE

There shall be an easement for the purpose of maintaining or repairing the well and appurtenances thereto, within 30 feet of the well site in any direction. Said easement shall allow the installation of well house, pumps, water storage reservoirs, pressure tanks, and anything necessary to the operation of the water system.

WATER LINE EASEMENTS

Attachment A shows the locations of water lines, the pumphouse and other held-in-common components of the water system. Building permanent structures on the water line easements is prohibited except as needed for the operation of the well and water system.

MAINTENANCE AND REPAIR OF PIPELINES

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Cost of repairing or maintaining common distribution pipelines shall be born equally by both parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property.

WELL SANITARY CONTROL AREA

The parties herein, their heirs, successors and/or assigns, will not construct, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for two or more connections, anything that may contaminate the well. The minimum well location and sanitary control area requirements stated in WAC 173-160 must be continuously me.

PROVISIONS FOR CONTINUATION OF WATER SERVICE

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with public water supply requirements of the State of Washington and Skagit County. In the event that the quality or quantity of water from the well becomes unsatisfactory as determined by the Skagit County Public Health Department, the parties shall develop a new source of water. Prior to development of, or connection to a new source of water, the parties shall obtain written approval from the Skagit County Public Health Department. This system not required to have back-up facilities to cover power outages or other system failures. Contact the system purveyor for information regarding the reliability of this system.

RESTRICTION ON FURNISHING WATER TO ADDITIONAL PARTIES

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties or dwellings without prior consent of both properties and written approval from Skagit County Public Health Department.

HEIRS, SUCCESSORS AND ASSIGNS

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof, and it shall pass to and be for the benefit of each owner thereof.

ENFORCEMENT OF AGREEMENT ON NON-CONFORMING PARTIES AND PROPERTIES

The parties herein agree to establish the right to make reasonable regulations for the operation of the system, such as the termination of service if bills are not paid.

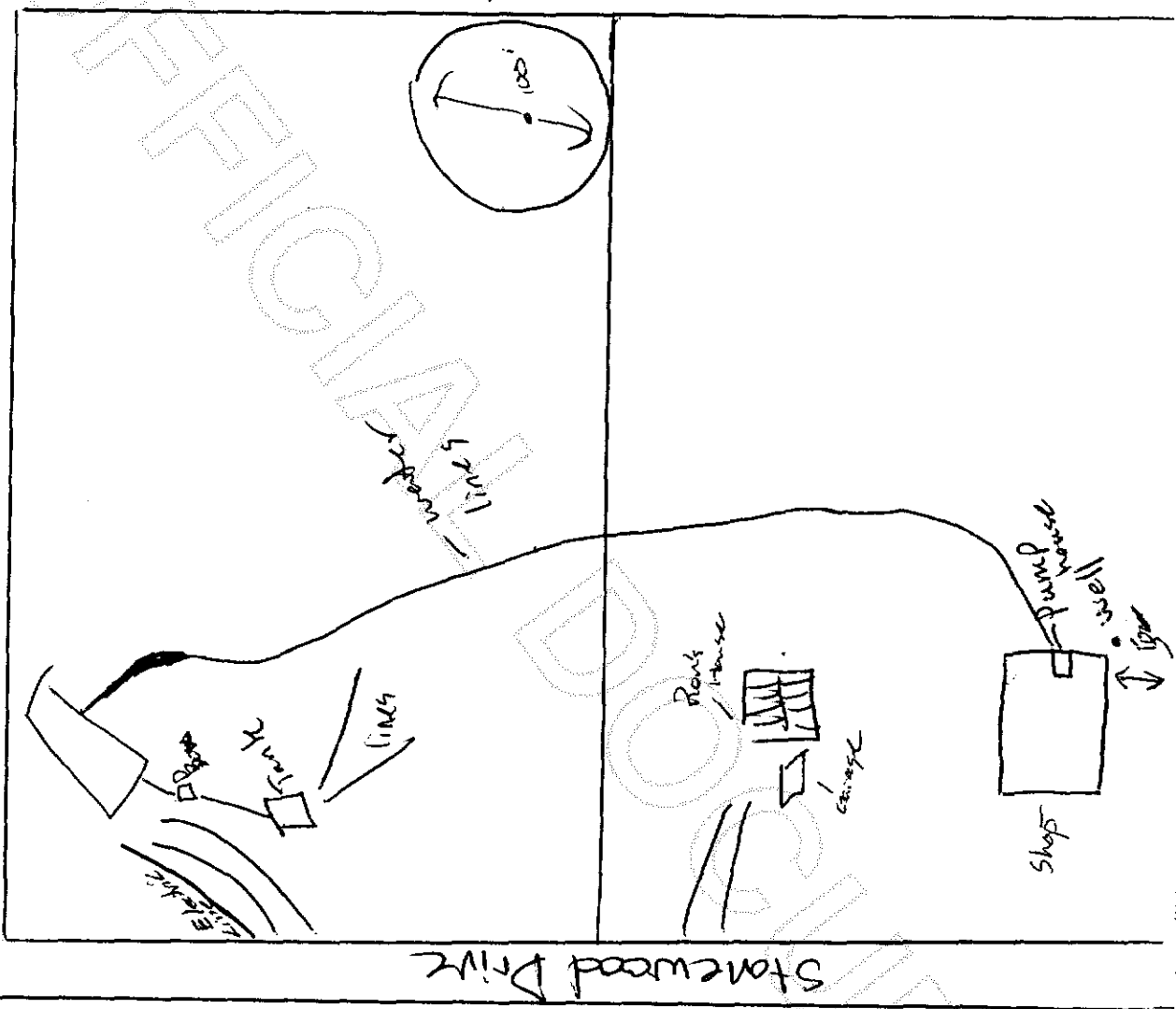


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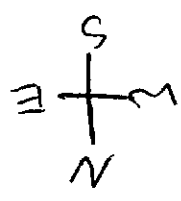
Skagit County Auditor

UNOFFICIAL DRAFT DOCUMENT

Well's top
reservoir



P# 17965



P# 17965



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Skagit County Auditor

Exhibit "A"

When recorded return to:

Mr. and Mrs. Ron L. Clark
24796 Stonewood Drive
Mount Vernon, WA 98274



200606260178
Skagit County Auditor

6/28/2008 Page 1 of 2 3:50PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121272-PE

Grantor: Leon S. Adams and Luann M. Adams
Grantee: Ron L. Clark and Jenni L. Clark

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR LEON S. ADAMS and LUANN M. ADAMS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RON L. CLARK and JENNI L. CLARK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: ptn. NE 1/4 SE 1/4, 6-33-5 E W.M. *etc*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 121272-PE.

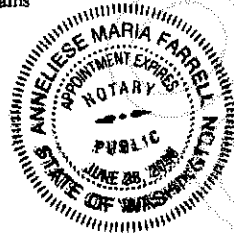
Tax Parcel Number(s): 330506-4-001-0001, P17962

Dated May 31, 2006

Leon S. Adams 3179 Luann M. Adams
Leon S. Adams SKAGIT COUNTY WASHINGTON Luann M. Adams
REAL ESTATE EXCISE TAX

JUN 26 2006

Amount Paid \$ 5879.-
Skagit Co. Treasurer
By fn Deputy



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leon S. Adams and Luann M. Adams
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 6-21-06
Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

Lot 27 of Survey, recorded November 12, 1974 in Book 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit County, Washington. The West ½ of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 33 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across that certain "60 foot road and utility easement," as shown on that certain map filed in Book 1 of Surveys, page 113 under Auditor's File No. 809990.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

Exhibit "B"

When recorded return to:

Mr. and Mrs. Ron L. Clark
24796 Stonewood Drive
Mount Vernon, WA 98274



200609200110
Skagit County Auditor

9/20/2008 Page 1 of 1 11:48AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122633-PE

Grantor: Stanley K. Thompson and Florence H. Thompson
Grantee: Ron L. Clark and Jenni L. Clark

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR STANLEY K. THOMPSON and FLORENCE H. THOMPSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RON L. CLARK and JENNI L. CLARK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: ptn NE 1/4 SE 1/4, 6-35-5 B W.M.

The East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 33 North, Range 5 East, W.M., shown as Lot 26 of that certain plat filed in Book 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot road and utility easement as shown on that certain map filed in Book 1 of Surveys, page 113, under Auditor's File No. 809880.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 330506-4-001-0308, P17965

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 122633-PE.

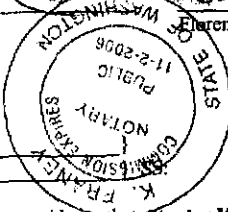
SKAGIT COUNTY WASHINGTON # 4881
REAL ESTATE EXCISE TAX

Dated September 18, 2006

SEP 20 2006

Stanley K. Thompson
Stanley K. Thompson

Amount Paid to Skagit Co. Treasurer
By *Florence H. Thompson*
Florence H. Thompson



STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Stanley K. Thompson and Florence H. Thompson the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-19-06

Kaydeen Franey
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006



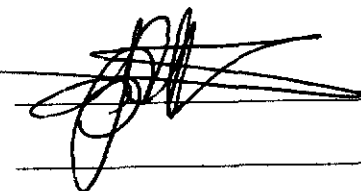
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SYSTEM DISSOLUTION

If a dispute arises between the users which cannot be resolved, they may dissolve this water user's agreement and develop a second water system so that each of the two properties is served by their own individual water systems. If the public system is dissolved then the property owners are required to notify the Skagit County Public Health Department about the dissolution.

WITNESS my hand this 24th day of


JUNE, 2008.

 _____ Grantor
_____ Grantor

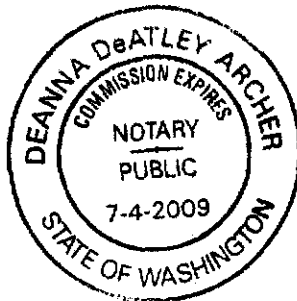
State of Washington
County of Skagit

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certified that on this 24th day of JUNE, 2008, personally appeared before me JENNI L. CLARK to me known to be the individual described in and who executed the within instrument, and acknowledged that s/he (they) signed and sealed the same as her free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.


_____ Mount Vernon, WA

Notary Public in and for the State of Washington, residing at



(SEAL or STAMP)



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Skagit County Auditor