



201103170083

Skagit County Auditor

3/17/2011 Page 1 of 4 1:54PM

RETURN TO:

Finance Director  
City of Sedro-Woolley  
325 Metcalf Street  
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

**AGREEMENT PROVIDING FOR VARIANCE DEFERRING CONNECTION TO THE SANITARY SEWER WHEN THE PROPERTY IS SERVED BY A WORKABLE SEPTIC SYSTEM.**

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. **City of Sedro-Woolley, a Washington municipal corporation**
2. **854 Trust**

GRANTEE(S) (Last name, first name and initials):

1. **854 Trust**
2. **City of Sedro-Woolley, a Washington municipal corporation**

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

**The South 90 feet of the West 183 feet of the South 200 feet of the North 400 feet of the East ½ of the Southeast ¼, Section 18, Township 35 North, Range 5 East W.M. EXCEPT road.**

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

**P39349**

**TAX ID: 350518-0-050-0003**

**1003 FRUITDALE ROAD**

**AGREEMENT PROVIDING FOR VARIANCE DEFERRING CONNECTION  
TO THE SANITARY SEWER WHEN THE PROPERTY IS SERVED BY A  
WORKABLE SEPTIC SYSTEM.**

**1. Purpose.** The Owner has made an application with the City of Sedro-Woolley to defer connection to the sanitary sewer until the sale of the property described below. The City has approved the application, and the variance is documented by this agreement, which shall be recorded with the Skagit County Auditor.

**2. Parties.** The parties to this agreement are:

**854 Trust ("Owner"); and  
City of Sedro-Woolley, a Washington Municipal Corporation ("City").**

**3. Property.** This agreement concerns real property situated in Skagit County, Washington, legally described [ ] on the attached Exhibit A; or [x ] as follows (insert legal description here):

**The South 90 feet of the West 183 feet of the South 200 feet of the North 400 feet of the East ½ of the Southeast ¼, Section 18, Township 35 North, Range 5 East W.M. EXCEPT road.**

**4. Conditions Precedent.**

a. This agreement concerns an existing residence required to the sanitary sewer by SWMC Title 13

b. This property is served by a pre-existing, connected working septic system which has been installed pursuant to a valid Skagit County permit within six (6) years of the request to connect to sanitary sewer.

c. The Owner has provided the City with a certificate from the Skagit county Health Department, a certified septic system designer, or a licensed professional engineer, in such form as required by the superintendent, stating that the septic system was in place prior to availability of the sanitary sewer, and is presently in good working order at the time connection to the sanitary sewer would otherwise be required.

d. The Owner has provided evidence of ownership in the form of a current title report in which the City is the named assured

e. All lien holders have subordinated their lien to this agreement, as a condition of the agreement.

**5. Variance Agreement.** The Owner may defer connection of the existing residence on the above-described property to the sanitary sewer until the occurrence of any one of the following events:

a. until failure of the septic system as determined by the superintendent of the Skagit County Health Department; or

b. until sale or conveyance of the property for valuable consideration; or

c. until a change in use of the property to a non-residential use; or



201103170083  
Skagit County Auditor

d. until connection to a sanitary sewer is required pursuant to Title 17 of the Sedro-Woolley Municipal Code or state law as part of a land use action taken at the request of the owner(s); or

e. until construction of a new residence on the property which would otherwise be connection to the sanitary sewer.

Upon the occurrence of any one of the events set forth above, this variance shall terminate, and connection to a sanitary sewer shall be required pursuant to this Title 13, applicable state law, or other regulation or agreement.

The variance shall not be transferable to a successor owner(s). The variance agreement shall contain the legal description of the property, shall be signed by all owner(s), and shall be recorded with the Skagit County Auditor.

**6. Administration.** In any dispute regarding this agreement great deference shall be given to the expertise of the City sewer superintendent, who shall have authority to administer and interpret this agreement.

**7. Other Obligations of Owner(s).** This variance shall not relieve the owner(s) of any obligation arising from any LID, ULID, or special assessments, obligations and liens pursuant to RCW Ch. 35.43 through RCW Ch. 35.54 and similar statutes, or amendments thereto, relating to the payment of bonds or other municipal indebtedness. However, the owner(s) or successors in interest shall pay at time of connection to a sanitary sewer:

a. any connection fees established pursuant to RCW 35.92.025 or amendments thereto, in effect at time of connection; and

b. latecomers fees pursuant to RCW 35.91 or amendments thereto, in effect at time of connection; and

c. all other fees, charges, liens or costs, in effect at time of connection.

**8. Enforcement.** The rights and obligations of the parties hereto shall constitute a covenant running with the land, and shall bind the heirs, devisees and successors of the parties. This agreement may be enforced in law or equity. Any court case arising from this agreement shall be filed in the Superior Court of Washington for Skagit County.

Dated this 10 day of March, 2011.

CITY OF SEDRO-WOOLLEY  
A Washington Municipal Corporation

OWNERS

By: [Signature]

[Signature]  
854 Trust

Attest: Patsy K. Nelson  
Finance Director

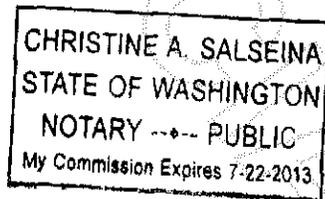


201103170083  
Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this date personally appeared before me Mike Anderson, to me known to be the Mayor of the City of Sedro-Woolley, described in and who executed the foregoing instrument on behalf of said Municipal Corporation, and acknowledged that they signed the same as the free and voluntary act and deed of said Municipal Corporation, for the uses and purposes therein mentioned.

GIVEN Under My Hand and Official Seal this 15<sup>th</sup> day of March, 2011.

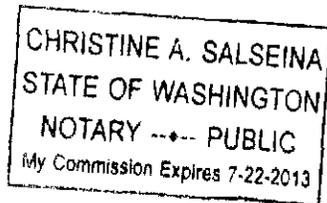


Christine A. Salseina  
Notary Public in and for the State of  
Washington, residing at Skagit Co.  
My Commission Expires: 7-22-13  
Print Name: Christine A. Salseina

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

ON THIS DAY personally appeared before me 854 Trust, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>th</sup> day of March, 2011.



Christine A. Salseina  
Notary Public in and for the State of  
Washington, residing at Skagit Co.  
My Commission Expires: 7-22-13  
Print Name: Christine A. Salseina



201103170083  
Skagit County Auditor

3/17/2011 Page

4 of 4 1:54PM