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Skagit County Auditor

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## 2 PARTY SHARED WELL WATER USERS AGREEMENT

Well ID Number: AGL173

Serves Parcel Number: P20773

Physical Address: 16102 Snee Oosh Rd, La Conner, WA 98257

AND

Parcel Number: P20746

Physical Address: 16098 Snee Oosh Rd, La Conner, WA 98257

### Ownership of the Well and Waterworks

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 as is 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.

### Water Line Easements

John and Sarah Rindlaub, 16102 Snee Oosh Rd.  
(owner name, address containing the well)

#### GRANTS

John and Sarah Rindlaub, 16098 Snee Oosh Rd.  
(owner name, address adjacent to well)

An easement for the use and purpose of conveying water from the well to the property of

John and Sarah Rindlaub, 16098 Snee Oosh Rd.  
(owner name, address adjacent to well).

Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to shared property line. No new permanent type of building shall be allowed to be constructed

upon the water line easement 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. Water pipelines shall not be installed within 10 feet of a septic tank or sewage disposal drain field lines.

### **Prohibited Practices**

The parties herein, their heirs, successors and/or assigns, will not construct any potential source of contamination, 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-party domestic use. Any potential source of contamination may include but is not limited to: septic tanks and drainfields, sewer lines, underground storage tanks, feed stations and/or grazing animals pens where manure can accumulate, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. New structures and/or barns shall meet required setbacks and not harbor any potential source of contamination. The parties will not cross connect any portion or segment of the water system with any other water source or waste water disposal outlet without prior written approval of the Skagit County Health Department and/or other appropriate governmental agency.

### **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 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 the parties shall develop a new source of water. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

### **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 dwelling without prior consent of both property owners and written approval from the Skagit County Public Health Department.*

### **Restriction on Water Use**

State water right laws prohibit this system from using more than 5000 gallons of water for indoor domestic use on any day without first obtaining a permit from the Washington State Department of Ecology. Also each parcel may irrigate no more than 1/2 acre of noncommercial lawn or garden. In order to remain in compliance, each parcel is prohibited from using more than 2500 gallons of water on any given day for indoor domestic use. Further, the total amount of yard, garden and other irrigation used by each property cannot exceed 1/2 acre or 21,780 square feet.

**Termination of this Agreement**

This agreement may be revoked at anytime; however, it may not be revoked without each property obtaining a sufficient acceptable potable water source and prior consent of both property owners. Termination of this agreement shall require the property owners to provide: 1) proof of a notarized revocation of this agreement and 2) proof of the potable water source for each property to the Skagit County Health Department for review and approval. After, review and approval by the health department the property owners shall then file: 1) the notarized revocation of this agreement and 2) proof of the potable water source approved by the health department for each property at the Skagit County Auditor's Office as a recorded document that runs with the title of the land.

**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.

Signed:

John V. Rindlaub Sarah S. Uzzell-Rindlaub  
Owner(s) of Property with the Well  
Print Name: John V. Rindlaub Sarah S. Uzzell-Rindlaub

State of Washington )  
County of King )ss )



I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 21 day of Aug, 20 17, personally appeared before me Jay Hawblitzel to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal the day and year last above written.

[Signature]  
Notary Public in and for the State of Washington,  
Residing in: Bellevue  
My Commission Expires: 5-3-20

Signed:

John V. Rindlaub Sarah S. Uzzell-Rindlaub  
Owner(s) of Second Property Served by the Shared Well

Print Name:

John V. Rindlaub Sarah S. Uzzell-Rindlaub

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 21 day of Aug, 20 17, personally appeared before me Jay Hawblitzel to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

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



[Signature]  
Notary Public in and for the State of Washington,  
Residing in: Bellevue  
My Commission Expires: 5-3-20

**Chicago Title Insurance Company**

**THIS LEGAL DESCRIPTION IS TAKEN FROM THE LAST RECORDED DEED**

**STATUTORY WARRANTY DEED AF# 199904300073**

**Address: 16102 Snee Oosh Road, La Conner, WA**

**P20773**

**Legal:**

**PARCEL "B":**

The South 125 feet of the North 840 feet of that portion of Government Lot 1 of Section 27, Township 34 North, Range 2 East, W.M., lying West of the Snee-Oosh Road.

TOGETHER WITH a non-exclusive easement, running with the land herein conveyed, for ingress and egress over and across an existing road being approximately 20 feet in width running approximately along the South line of the East 720 feet of the North 640 feet of that portion of said Government Lot 1 lying West of the Snee-Oosh Road and running in a Southerly direction from a point on the said South line of the North 640 feet which is approximately 720 feet West of the West line of said Snee-Oosh Road to a point on the North line of the tract hereinabove described and conveyed.

Situate in the County of Skagit, State of Washington.

**Chicago Title Insurance Company**

**THIS LEGAL DESCRIPTION IS TAKEN FROM THE LAST RECORDED DEED**

**STATUTORY WARRANTY DEED AF# 199904300073**

**Address: 16098 Snee Oosh Road, La Conner, WA**

**P20746**

**Legal:**

**PARCEL "A":**

The South 175 feet of the North 715 feet of that portion of Government Lot 1, Section 27, Township 34 North, Range 2 East, W.M., lying West of the Snee-Oosh Road.

Situate in the County of Skagit, State of Washington.