



**201909130007**

09/13/2019 08:40 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

**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):**

1. City of Sedro-Woolley, a Washington municipal corporation
2. Paradise West LLC

**Grantee(s):**

1. Paradise West LLC
2. City of Sedro-Woolley, a Washington municipal corporation

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

**Current Legal Description 350425-0-008-0008 (P37595)**

(0.2300 ac) TAX 14A: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 221 FEET WEST AND 400 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 120 FEET; THENCE SOUTH 120 FEET; THENCE EAST 111.5 FEET; THENCE NORTHERLY 41 FEET, MORE OR LESS, TO A POINT 80 FEET DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 349.06 FEET WEST ON THE NORTH BOUNDARY LINE OF SAID SECTION FROM THE 1/16TH CORNER WHICH IS 1308.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 25, AND 477.74 FEET SOUTH TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89-14 EAST. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**ASSESSOR'S PARCEL/TAX I.D. NUMBER AND STREET ADDRESS:**

**P37595**  
**TAX ID 350425-0-008-0008**  
**1327 Batey Rd**

**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:

Paradise West LLC ("Owners"); 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):

**Current Legal Description 350425-0-008-0008 (P37595)**

(0.2300 ac) TAX 14A: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 221 FEET WEST AND 400 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 120 FEET; THENCE SOUTH 120 FEET; THENCE EAST 111.5 FEET; THENCE NORTHERLY 41 FEET, MORE OR LESS, TO A POINT 80 FEET DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 349.06 FEET WEST ON THE NORTH BOUNDARY LINE OF SAID SECTION FROM THE 1/16TH CORNER WHICH IS 1308.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 25, AND 477.74 FEET SOUTH TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH 89-14 EAST. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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.

**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

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 connected 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 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 9<sup>th</sup> day of September, 2019.

CITY OF SEDRO-WOOLLEY  
A Washington Municipal Corporation

OWNERS

By: [Signature]  
Mayor

[Signature]  
Paradise West LLC- Carla Lord

Attest: [Signature]  
Finance Director

[Signature]  
Carla Lord

STATE OF WASHINGTON )  
                                          ) ss.  
COUNTY OF SKAGIT )

On this date personally appeared before me Julia Johnson, 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 9<sup>th</sup> day of September, 2019

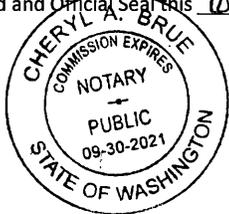


[Signature]  
Notary Public in and for the State of Washington, residing at Sedro Woolley  
My Commission Expires: 9/30/21  
Print Name: Cheryl A Brue

STATE OF WASHINGTON )  
                                          ) ss.  
COUNTY OF SKAGIT )

On this date personally appeared before me Paradise West LLC- Carla Lord, 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 September, 2019



[Signature]  
Notary Public in and for the State of Washington, residing at Sedro Woolley  
My Commission Expires: 9/30/21  
Print Name: Cheryl A Brue