



200503180019

Skagit County Auditor

3/18/2005 Page 1 of 4 9:08AM

When recorded, return to:

Orcas Sewage Design, Inc.
PO Box 492
Eastsound, WA 98245

Document Title(s):

*On-Site Septic System
Disclosure*

Grantors: Howard Riback & Donna Lewis
1920 West King Edward Ave.
Vancouver, BC V6J 2W6

Grantees: Howard Riback & Donna Lewis
1920 West King Edward Ave.
Vancouver, BC V6J 2W6

Tax Parcel Number(s): P#: 64882

Legal Description: See Attached. *pg 4*
TR 24 Deception Pass Waterfront TRs

Reference Auditor File Numbers:

**ON-SITE SEPTIC SYSTEM
CONDITIONAL TREATMENT EQUIPMENT
DISCLOSURE**

- Landowner to provide required information below and sign/seal
- Landowner to have this document notarized by a valid Notary of Washington
- This document to be recorded with the deed of the property by the local clerk of court
- One copy of document to Landowner and to service provider and one to Skagit Co Health Department.

PROVINCE OF BRITISH COLUMBIA

Landowner agrees to the following:

The Manufacturer of the Advantex™ Treatment System requires that an Operation and Maintenance (O&M) agreement be in place for the first three years for warranty to be valid. The equipment distributor requires that a perpetual O&M agreement be in place as long as the Treatment System is in operation. This perpetual O&M agreement is binding upon subsequent owners as long as the Treatment System is in operation and shall be considered disclosable at property transfers. The O&M Agreement shall have a minimum of one service visit per year, or more frequently as specified by system design and or Health Dept. permit. The O & M agreement shall be for a period of no less than thirty-six months, and be renewed every thirty-six months thereafter.

The Operation & Maintenance (O&M) provider must be authorized to service this system. The landowner may choose any Authorized O&M Service Provider. The O&M Service Provider shall service the Treatment System and reset panel alarm annually. The O&M Service Provider shall provide the Landowner and equipment distributor with the annual inspection report.

Discontinuance of the Operation and Maintenance agreement places the Treatment System out of service, which places the system in non-compliance with any and all expressed or implied warranty agreements. If the Treatment System is placed out of service, the local Skagit County Health Dept. office may be notified and out of service notification recorded by the O&M service provider. The O&M Service Provider shall have the authority to record an out of service notification on the property deed. Landowner agrees that O&M Service Provider may release any system information to mortgage, title and insurance companies, including regulatory agencies. The Skagit Health Dept. may remove this document from the property deed when the Treatment System is removed from the property. O&M Service Provider may place the Treatment System out of service for non-payment of O&M provider fees or denial of reasonable access to the system for the purpose of O&M.



This agreement is in accordance with the Septic Design issued by the Skagit County Health Dept.

Tax parcel #: P64882

Physical address: 15785 Yokeko Dr., Anacortes, WA 98221

Attached legal description:

SEE ATTACHED

Landowner: JOANNA LEWIS
HOWARD R. BACK dated MARCH 13, 2005

Printed name: Howard R. Back

Dated this 13 day of MARCH, 2005

STATE of _____
COUNTY of _____

On this day personally appeared before me JOANNA LEWIS and Howard R. Back

To me known to be the individual(s) described in, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of March 2005

[Signature]
Notary Public in and for the State of _____
Residing at: _____
Vancouver, B.C.

My appointment expires 03/2008

PETER D. FAIREY
NOTARY PUBLIC IN AND
FOR THE PROVINCE OF
BRITISH COLUMBIA

Pg. 2 of 2

PETER D. FAIREY
Barrister & Solicitor
1300-777 DUNSMUIR STREET
VANCOUVER, B.C. V7Y 1K2
604-643-7928



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UNOFFICIAL DOCUMENT



PETER D. FAIREY
NOTARY PUBLIC IN AND
FOR THE PROVINCE OF
BRITISH COLUMBIA

PETER D. FAIREY
Barrister & Solicitor
1500-777 FARMERS ROAD
VANCOUVER, B.C. V6L 1K2
604-643-7828

07-28-94 10:45AM

TO 1/604/687/2145/

PO08/008

07-22-94 09:52AM

TO 12066750936

PO03/008

LEGAL DESCRIPTION

Schedule "A-1"

T-74901

DESCRIPTION:

PARCEL "A":

Tract 24, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tidelands of the second class, extending to the line of extreme low tide, adjacent to Tract 24, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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[Handwritten signatures and initials]