

145059

BOOK 225 PAGE 662

RETURN ADDRESS:

William D. Smith
9632 Washougal River Rd
Washougal, WA 98671

FILED TO RECORD
SHAW-WALKER
BY William Smith

JUN 21 11 46 AM '02

Q. L. W. W.
J. MICHAEL GARVISON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Operation and Maintenance Contract

2.

3.

4.

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

1. Smith, William D.

2.

3.

4.

☐ Additional Names on Page _____ of Document.

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

1. Public, The

2.

3.

4.

☐ Additional Names on Page _____ of Document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

Portion of SE 1/4 sec 31, T4N 2N, R5EWM

☒ Complete Legal on Page 3 of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

☐ Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax parcel ID is not yet assigned. 02-05-31-4-0-0702-00

☐ Additional Parcel Numbers on Page _____ of Document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

OPERATION AND MAINTENANCE CONTRACT FOR
William D. Smith

Legal Description: That portion of the Southeast quarter of section 31, Township 2 North, Range 5 East of the Willamette Meridian, Clark County, Washington. Parcel number 02 05 31 40 0702 00.

- The residence, located at approx. 9632 Washougal River Rd, is served by a Glendon Biofilter Treatment system. The owner of the residence is responsible for assuring proper operation and timely maintenance of this system.
- The system is to be inspected twice a year by an authorized service provider. The service provider will collect maintenance data and submit a report to the Southwest Washington Health Dept. after each inspection. If the system needs servicing, the service provider or the designer are the only authorized individuals to make any adjustments to the operation of the system. Any tampering of the control panel or filter by the homeowner will void any warranty claims.

The following items are to be inspected twice a year and reports will be submitted to the Southwest Washington Health Dept:

1. Check the water tightness of the septic tank and pump chamber.
2. Verify that timer settings have not been altered and the control panel is operating.
3. Ensure the pump is operating properly. Inspect floats.
4. Inspect the mound for evidence of surfacing effluent.
5. Check cleanliness of the outlet filter.
6. Measure the amount of solids in the septic tank and pump chamber. Pump as needed.
7. Inspection monitoring of curtain drain for proper functioning will be done.

Bloomquist Excavating is the company providing this maintenance contract and the inspections are to be done by Bloomquist Excavating for at least the first two years. The fee for the inspections will be \$150 per year or \$75 per inspection for the first two years. Inspection fees following the first two years are guaranteed not to exceed an annual increase of more than 3%. The fee is limited to the inspection only. Needed repairs will be a separate charge and are the responsibility of the owner. Failure to comply with this contract will result in the inspector notifying the health department. The health department will then take appropriate legal action.

The leading cause of failure for septic system is overloading the system. Your system is designed to treat 240 gallons per day. Amounts over that figure can and will cause your system to fail. Any problems associated with hydraulic overloading are the responsibility of the owner.

Your system was designed by Cavin Ek. Cal Ek's number is 687-7668.

Your system was installed by Bloomquist Excavating & Septic systems, Inc. Their number is 687-3006

Your first point of contact should a question or problem arise is Bloomquist Excavating.

The Glendon representative is Tom Teal. His numbers are, Office: 360-638-0300, Cell: 206-226-5972.

By signing and dating this contract you are agreeing with it terms and conditions. Failure to comply will result in the local health district taking appropriate legal action.

This document is to be notarized and recorded on the deed of the property and is transferable with the sale of the property.

It is the responsibility of the owner to record this contract and it must be done prior to the final inspection.

William D. Smith

Date

Candace Musgrave

William D. Smith

7-19-2002

Candace Musgrave

Bloomquist Excavating & Septic
Systems, Inc

If you desire another licensed inspector, Bloomquist is to be notified in writing 30 days prior to the next inspection due date.

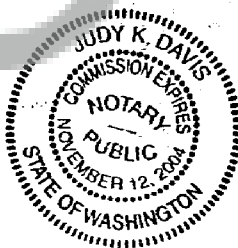
STATE OF WASHINGTON ss.
County of = Clark

I certify that I know or have satisfactory evidence that = William D. Smith + Candace Musgrave
Signed this instrument, and acknowledged it to be, a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: = June 19, 2002

Judy K. Davis
Notary Public in and for the State of Washington,
Residing at = Battle Ground

My appointment expires = 11-12-2004



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100670

BOOK 100 PAGE 311



FILED FOR RECORD AT REQUEST OF

CCT 9273JS



WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

THIS SPACE PROVIDED FOR RECORDER'S USE:

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF RECORD WAS FILED BY

SKAMANIA COUNTY TITLE CO.

ON FEB 11 1986

AT 11:25 A.M. FEB 4 1986

WASHINGTON 100

0000 311

RECORDED

BY

SKAMANIA COUNTY

Statutory Warranty Deed

THE GRANTOR MICHAEL D. DILLEY AND SHARON DILLEY, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, convey and warrants to

WILLIAM SMITH, an unmarried man
the following described real estate, situated in the County of SKAMANIA, State of Washington:

Lots 5 and 6 of WASHOUGAL SUMMER HOME TRACTS, according to the official plat thereof on file and of record in Book "A" of Plats, at page 78 in the office of the Auditor of Skamania County, Washington, in Section 31, Township 2 North, Range 5 East of the Willamette Meridian.

SUBJECT TO an easement for ingress and egress conveyed to William Smith under document in Book 80, page 262, lying across lot 7 of WASHOUGAL SUMMER HOME TRACTS, according to the official plat thereof on file and of record in Book "A" of Plats, at page 78 in the office of the Auditor of Skamania County, Washington in Section 31, Township 2 North, Range 5 East of the Willamette Meridian.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 28, 1981, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on August 31, 1981. Rec No 8413 (\$500.00)

Dated January 16, 1986

Michael D. Dilley
Michael D. Dilley

Sharon Dilley
Sharon Dilley

REAL ESTATE EXCISE TAX
FEB 4 1986

PAID \$500.00

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF Clark

On this day of
Michael D. Dilley and Sharon Dilley
to me known to be the individual 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

STATE OF WASHINGTON
COUNTY OF

On this day of
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and
to me known to be the President and
respectively, of a