

Doc # 2006161643

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Date: 05/19/2006 12:27P

Filed by: BRYAN & NICOLE LAWSON

Filed & Recorded in Official Records

of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$34.00

Return Address:

Nicole Lawson
Bryan Lawson
2821 Skye Rd.
Washougal WA 98671

Document Title(s) or transactions contained herein:

Notice to Future Property owners

GRANTOR(S) (Last name, first name, middle initial)

Lawson, Bryan J
Lawson, Nicole Y

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Ruddick Short Plat

☐ Additional names on page _____ of document.

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

Lots 1 and 2 of Ruddick Short Plat

☐ Complete legal on page _____ of document.

2005160040

REFERENCE NUMBER(S) of Documents assigned or released:

AF # 2005160040

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

02-05-19-2-0-0300-00

02-05-19-2-0-0305-00

Lots 1 and 2

☐ Property Tax Parcel ID is not yet assigned

☐ 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.

Bryan and Nicole Lawson
2821 Skye Rd
Washougal, WA 98671
Parcel #02-05-19-2-0-0300-00

NOTICE TO FUTURE PROPERTY OWNERS

This property is served by a public water system which is subject to the provisions of Chapter 246-291 WAC. This system may also be subject to other state and local regulations. The system owner is responsible for maintaining this system in compliance.

The name of this system is "RudCol"

The state Department of Health and local health departments share administration of the drinking water regulations. Therefore, when the term "department" is used, it refers to whichever agency regulates this particular system. You can contact the local health department to find out which agency is applicable.

This water system is designed to provide for 2 (two) services. Additional planning and design approvals must be obtained from the department and owner of system prior to expanding beyond this number of services. Please note that the design flow standards account for domestic use and watering of a typical lawn and garden space only. The design assumes that all residences will be equipped with ultra low flow plumbing fixtures and that all users will keep conservation in mind whenever they use this system. Additionally, if system wide water use exceeds 5000 gallons per day or if the total property being irrigated by the system exceeds 1/2 acre, well owner must obtain a water right permit from the Department of Ecology. Water meter is or will be installed to verify usage.

Public water systems are subject to on-going requirements. These include periodic water quality monitoring, system maintenance and various record keeping. Prior to purchasing this property, it is recommended that you contact the department to determine whether this system is in compliance with applicable regulations, and to review recorded shared well agreement and declaration of covenant. Fees may be charged by the department for providing various services.

The department maintains current information on this system to expedite retrieval of information for your use or for lending institutions which require information on the system as part of their loan approval process. Each time information changes, such as a change in the number of homes connected to the system; a change in owner/operator name, address or phone number; etc. the owner of your system must submit an updated Water Facilities Report Form to the department.

Group B public water systems are not required to have back-up facilities to cover power outages or other system failures. Contact the system owner for information regarding the reliability of this system.

This system (has/has not) been granted one or more waivers from specific provisions of the regulations.

At this time the financial plan indicates an average cost of \$204 a year per home to properly operate and maintain the system in compliance with state and local drink water regulations. Current information on costs is available from the system owner.

The department recommends and may require ownership and/or operation by a state approved satellite management agency.

Dated this 8th day of December, 2005

Signed: [Signature]
Printed Name: Bryan Lawson

Signed: [Signature]
Printed Name: Nicole Lawson

State of Washington
County of Clark

I certify that I know, or have satisfactory evidence that Bryan J Lawson and Nicole Y Lawson ~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 8th day of December, 2005



[Signature]
Notary Public in and for the State of Washington
My Commission Expires: 11-29-08

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