



20040218001207

LAWYERS TITLE AGENCY
PAGE 001 OF 004 OSS 22 00
02/18/2004 13.38
KING COUNTY, WA

Return Address:
First West Escrow
3380 - 146th Pl SE #
Bellevue, WA 98007

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65 04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. On-Site Sewage 2
3 4

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1 Ken B. Bradley
2 Rosalyn K. Bradley

Additional names on page _____ of document

RECORDED BY
LAWYERS TITLE AGENCY
OF WASHINGTON
Pgs 4 Fee 22
344477-E

Grantee(s) (Last name first, then first name and initials)

1. The Public
2.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

F-4 of KCSP 7408230495
Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

262308 - 9006 - 07

Assessor Tax # not yet assigned

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 provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

**KING COUNTY FORM -
SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM
OPERATION AND MAINTENANCE REQUIREMENTS**

Assessor's Tax Parcel ID# 262308-9066-07

- 1 Seller is the owner of real property within King County, which is legally described as follows
262308 66 Lot F-4 of Kc Short Plat No 673016
Recording No 7408230495 Plat Daf-
N 1/2 of Sw 1/4 of Ne 1/4

- 2 **The above-described real property is served by an on-site sewage system ("OSS").**

- 3 The Code of the King County Board of Health, Section 13.60.005 establishes certain responsibilities of the OSS owner with respect to the operation and maintenance of an On-site Sewage System, as follows
 - A The OSS owner is responsible for the continuous proper operation and maintenance of the OSS, and shall
 - 1 Determine the level of solids and scum in the septic tank at least once every three (3) years for residential system with no garbage grinder and once every year if a garbage grinder is installed and, unless otherwise provided in writing by the health officer, once every year for commercial systems
 - 2 Employ an approved pumper to remove the septage from the tank when the level of solids and scum indicates that removal is necessary
 - 3 Cause preventive maintenance/system performance monitoring inspections to be conducted and any indicated service to be performed by an approved person at a minimum frequency in accordance with Table 13.60-1 unless otherwise established by the health officer or the sewage review committee
 - 4 Operate and maintain all OSS in accordance with this title, with pertinent alternative system guidelines issued by the DOH [State of Washington Department of Health] and with the approved OSS owner's operating and maintenance instruction manual
 - 5 Protect the OSS area including the reserve area from
 - a Cover by structures or impervious material,
 - b Surface drainage,
 - c Soil compaction, for example, by vehicular traffic or livestock, and
 - d Damage by soil removal and grade alteration
 - 6 Maintain the flow of sewage to the OSS at or below the approved design both in quantity and waste strength
 - 7 Direct drains, such as footing of roof drains away from the area where the OSS is located

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B The owner shall not allow

- 1 Use or introduction of strong bases, strong acids or organic solvents into an OSS for the purpose of system cleaning,
- 2 Use of a sewage system additives unless it is specifically approved by the DOH, or
- 3 Use of an OSS to dispose of waste components atypical of residential wastewater, for example, but not limited to, petroleum products, paints, solvents, or pesticides

4 **Note about Operation and Maintenance Program Fee** Rules and Regulations 02-01, amendment to the Code of the King County Board of Health, states, "At the time of sale or transfer of property ownership, the buyer or transferee of a property served by an OSS shall forward to the health officer a fee as set forth in the fee schedule and submit a signed copy of the notice on title as set forth in Section 13 56 054A " This fee is \$40.00 per the Rules and Regulations 02-01, effective June 17, 2002

Ken B Bradley 1/30/04
Seller Date

Roselyn K Bradley 1/30/04
Seller Date

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 30TH day of January, 2004, before me personally
(month) (year)

appeared Ken B Bradley and Roselyn K Bradley, to me known to be the individual(s) described herein and who executed the foregoing instrument as his/her/their free and voluntary act and deed for the uses and purposes herein stated

Given under my hand and official seal this 30TH day of January, 2004
(month) (year)

Anthony T. Ferguson
Print Name Anthony T Ferguson

NOTARY PUBLIC in and for the State of
Washington, Residing at Chelan, WA
My Appointment Expires 11-14-07

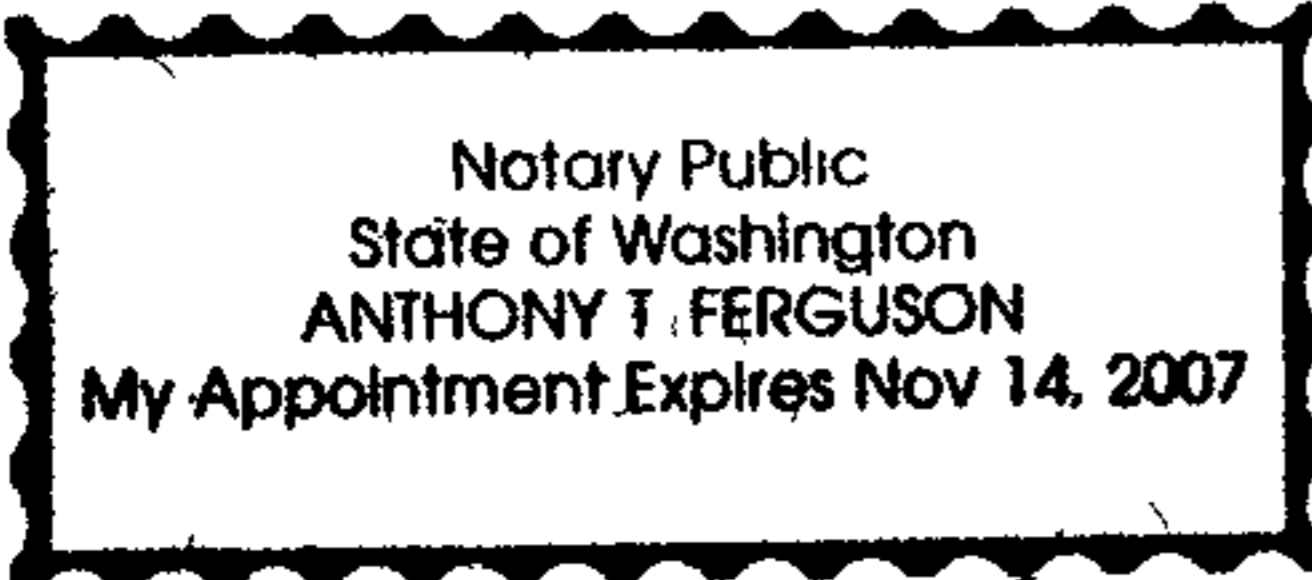


EXHIBIT A

F-4 of King County Short Plat No 673016, recorded under Recording No 7408230495, records of King County, Washington, being a portion of the North half of the Southwest quarter of the Northeast quarter of Section 26, Township 23 North, Range 8 East, W M , in King County, Washington, EXCEPT that portion thereof conveyed to Mountain View Owner's Association for roadway and other purposes under Recording No 7503200556, records of King County, Washington,

TOGETHER WITH an easement for ingress, egress and utilities as described in instruments recorded under Recording Nos 7501270397 and 7506260547, records of King County, Washington.