



RECORDED BY AND RETURN TO:

**EASTSOUND SEWER AND WATER DISTRICT
P.O. Box 640
Eastsound, WA 98245**

SEPTIC TANK FACILITY EASEMENT

The undersigned grantor (“Grantor”), in consideration of the benefits to be derived from the agreement of Eastsound Sewer and Water District (“District”) to allow the connection of septic tank facilities on the property of Grantor to District’s sewer system in accordance with District policies and pursuant to the terms of a permit (“Permit”) issued by District herewith, does hereby grant and convey unto District, its successors and assigns, a non-exclusive and perpetual easement for access, inspection, pumping, maintenance, repairs and replacements of an underground sewer pipeline, septic tank, sump pump, effluent pump and all appurtenances thereto (collectively “Septic Tank Facility”) whether as originally installed or as the same may be augmented, upgraded or replaced, through, under, across and over the real property (“Property”) of Grantor, situated in San Juan County, Washington, and more fully described as follows;

Per Exhibit A

San Juan County Tax Parcel No. _____

This easement shall be of a width of 15 feet from the point of entry upon the Property of the Septic Tank Facility to be constructed or now located upon the Property in accordance with the terms of the Permit up to and including the area occupied or to be occupied by the Septic Tank Facility.. The Center line of the 15 foot easement shall be the sewer discharge pipeline and mid part of the septic tank. In addition, the easement shall include an area for an electrical panel and controls and for a line providing power from Grantor’s main power supply all of which is deemed to be an appurtenance to the Septic Tank Facility.

Grantor and District further agree as follows:

1. District shall, upon completion of any pumping, inspection, construction or repair of the Septic Tank Facility, remove all debris and restore the surface of the property to a condition substantially equal or better to that which existed prior to construction. The District shall repair, in a good and workmanlike manner, damage

to existing improvements caused by the District during its construction, operation, or maintenance of the Septic Tank Facility except as the parties may otherwise agree in writing. Other than in an emergency, the District will use reasonable efforts to give Grantor reasonable notice prior to any construction or repair work on Grantor's Property.

2. District shall indemnify, hold harmless and defend the Grantor from and against any claim, demand, loss, damage, expense and liability, including reasonable attorneys' fees, arising out of the negligence of District in performing any work on the Property authorized hereunder.

3. Grantor shall not build or cause to be built any permanent buildings or structures of any kind, design or description over, across or upon the easement area except for underground utilities and drains that do no conflict with District's sewer system facilities and such other structures as District may approve in writing.

4. Grantor shall be responsible for and shall indemnify and defend District from any claim, obligation, judgment, fine or penalty resulting from any damage to the Septic Tank Facility caused by Grantor or agents, servants, employees and invitees of Grantor.

Dated this _____ day of _____, _____.

GRANTOR:

District accepts said easement and agrees to be bound by the terms thereof.

**EASTSOUND SEWER AND WATER
DISTRICT OF SAN JUAN COUNTY,
WASHINGTON**

By: _____
Authorized signature

EXHIBIT A
LEGAL DESCRIPTION

Grantor: Individual Acknowledgement

STATE OF WASHINGTON)
) ss
COUNTY OF SAN JUAN)

I certify that I know or have satisfactory evidence that _____

Grantor, signed this instrument and acknowledged it to
be his/her/their free and voluntary act for the uses and purposes mentioned in the
instrument.

Dated: _____

NOTARY SEAL

NOTARY PUBLIC in and for the State of
Washington, residing at

My Appointment Expires _____

Grantor: Corporate Acknowledgement

STATE OF WASHINGTON)
) ss
COUNTY OF SAN JUAN)

I certify that I know or have satisfactory evidence that (names)
_____,and _____ are the persons who
appeared before me, and said persons acknowledged that they signed this instrument, on
oath stated that they are authorized to execute the instrument and
_____ and _____ of
_____, the Grantor herein, and declare this to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

NOTARY SEAL

NOTARY PUBLIC in and for the State of
Washington, residing at

My Appointment Expires _____

