



200205170146

Skagit County Auditor

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RETURN TO:

Attn: Erin Klinger
City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

**AGREEMENT REGARDING ANNEXATION AND ULID/LID WAIVER OF PROTESTS FOR
DEVELOPMENT WITHIN THE UGA OF THE CITY OF SEDRO-WOOLLEY**

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

AF # 200106290064; AF # 199907230098

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

1. Jensen, Eric D. and Jensen, Nora J., husband and wife
2. GMAC Mortgage Corporation

ORIGINAL

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

1. City of Sedro-Woolley, a Washington Municipal Corporation
- 2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Tract "A" of Short Plat No. 38-77, approved August 1, 1977, filed August 2, 1977 in Volume 2 of Short Plats, page 96, and recorded August 2, 1977, under Auditor's File No. 861847, being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., records of Skagit County, Washington.

Except the North 270 feet thereof as measured along the West line of said Tract "A", conveyed to James Bruce and Marjorie Bruce by deed recorded in Skagit County Auditor's File No. 8805100085. Situated in Skagit County, Washington. (Pending as Skagit County Short Plat No. PL00-0272)

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P39776 (350519-0-162-0007)

**AGREEMENT REGARDING ANNEXATION AND ULID/LID WAIVER OF PROTESTS
FOR DEVELOPMENT WITHIN THE UGA OF THE CITY OF SEDRO-WOOLLEY**

(Must be recorded with the Skagit County Auditor)

THE UNDERSIGNED hereby agree as follows:

1. Parties. The parties to this agreement are:

- a. City of Sedro-Woolley, (hereinafter "City"); and
- b. Eric D. Jensen and Nora J. Jensen, husband and wife, husband and wife, owners, of certain real property situated in Skagit County, Washington, (hereinafter "Owner").

2. Requested Approval. The Owner has applied to the City of Sedro-Woolley, Washington, for:

- ☐ City sewer service
- ☒ Approval of a short plat / subdivision / BSP / PUD
- ☒ Variance
- ☐ Other: _____

3. Real Property. This agreement concerns the following described real property:

- ☐ legally described on the attached "Exhibit A", incorporated herein by reference
- ☒ legally described as follows:

Tract "A" of Short Plat No. 38-77, approved August 1, 1977, filed August 2, 1977 in Volume 2 of Short Plats, page 96, and recorded August 2, 1977, under Auditor's File No. 861847, being a portion of the Southeast ¼ of the Northwest ¼ of Section 19, Township 35 North, Range 5 East, W.M., records of Skagit County, Washington.

Except the North 270 feet thereof as measured along the West line of said Tract "A", conveyed to James Bruce and Marjorie Bruce by deed recorded in Skagit County Auditor's File No. 8805100085.

Situated in Skagit County, Washington. (Pending as Skagit County Short Plat No. PL00-0272)

4. Utility Service. The City agrees that the Owner may connect to City sanitary sewer service in such manner as approved by the City Engineer. The Owner agrees to do so as a condition of approval of its application when sanitary sewer service is available, and will pay when due all connection charges, facility improvement charges, service fees, future local improvement district assessments, and any and all other charges and fees required by law to be paid for the service applied for, in the amount provided by statute, ordinance or regulation.

5. Future Improvements. As a condition of approval of the Owner's application, any future construction, plats, subdivisions, land use actions, development, alterations, additions or repairs, shall conform to any and all then applicable development, construction and zoning codes, including public works construction standards, subdivision ordinances, storm water management and maintenance ordinances of the City, as if the property was located in the City of Sedro-Woolley. The City shall have the right at reasonable times to inspect the property described above, and improvements thereon, during the construction process.



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6. Annexation.

a. Petition. The Owner further agrees that he will sign any and all notices, petition and any other documents requested at any time by the City and necessary under applicable state statutes, including consent to assumption of pro-rated share of municipal indebtedness, for annexation to the City of Sedro-Woolley of the property affected by this agreement and for any for this or adjoining property of Owner, and the Owner waives any right to protest of such annexation.

b. Special Power of Attorney. The Owner hereby grants and conveys to the City Clerk of the City of Sedro-Woolley, or his successor in interest or designee, an irrevocable Special Power of Attorney to exercise any and all rights of the Owner, including any purchasers, mortgage holders, lien holders or other persons who may claim an interest in the property described hereinabove through Owner, to accomplish the following: at such time as a petition to annex is proposed that would cause the above-described real property to be incorporated into the City of Sedro-Woolley, to execute a Petition on behalf of the Owner for such annexation. This Special Power of Attorney is granted in consideration of the City executing this agreement, and shall be a power coupled with an interest which may not be terminated. This Special Power of Attorney shall not be affected by the death or disability of the Owner.

7. LID/ULID Districts.

a. The Owner hereby waives all rights to protest against future Local Improvement District (LID) or Utility Local Improvement District (ULID) proceedings for the construction of municipal improvements for: *(Check if applicable)*

- ☒ Sanitary sewer system improvements
- ☐ Water system improvements
- ☒ Streets, sidewalks, and ROW improvements
- ☐ Drainage facilities / storm sewer system improvements
- ☐ Other: street light improvements

For purposes of this agreement, "rights of protest" shall mean only those formal rights to protest contained within LID or ULID statutes, except, however, nothing herein shall constitute a waiver of Owner of the Owner's heirs, assign or successors in interest, of the right to object to the Owner's individual assessment amount or to appeal to the Superior Court the decisions of the Council affirming the final assessment roll, which rights are specifically preserved.

b. The Owner hereby grants and conveys to the City Engineer at City of Sedro Woolley, or his successor in interest or designee, a Special Power of Attorney to exercise any and all rights of the Owner, including any purchasers, mortgage holders, lien holders or other person who may claim an interest in the property described herein, to accomplish the following: At such time as a Local Improvements District or Utility Local Improvements District is proposed that would cause said improvements to be made available to the Owner's property described hereinabove, to execute a Petition on behalf of the Owner for the creation of such LID or ULID. This Special Power of Attorney is granted in consideration of the City executing this



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Instrument, and shall be a power coupled with an interest which may not be terminated. This Special Power of Attorney shall not be affected by the disability of the Owner.

c. The Owner hereby declares that she/he is/are the sole owner(s) of the property described herein and has/have full power to commit said property to this Agreement, Waiver of Protest and Special Power of Attorney.

d. For purposes of compliance with RCW 35.43.182, the effective term of this Section (LID/ULID Districts) shall be a period of ten (10) years from the date hereof.

8. Enforcement. If the Owner fails to perform in good faith in accordance with this instrument, it is agreed that the City may, after giving 20 days notice thereof and an opportunity for hearing thereon, pursue any remedy, legal or equitable, including specific performance. The obligations set forth herein are in addition to any other obligations and conditions or annexation, and sewer service, and not in lieu or satisfaction thereof. The Owner agrees that the City may, at its option, deny building or development approvals if the Owner is in default of any part of this agreement, after twenty (20) days written notice of said default.

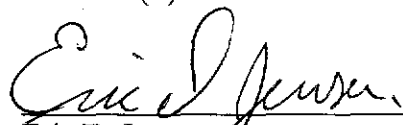
9. Ownership. The undersigned Owner(s) hereby declares that he/they is/are the sole owner(s) of the property described herein and has/have full power to commit said property to this Agreement, Waiver of Protest and Special Power of Attorney.

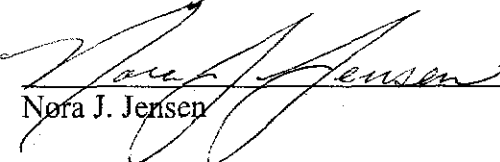
10. Successors in Interest. This Agreement, and the promises made herein, do constitute a covenant running with the land described above and shall be binding on the Owner, his heirs, assigns and successors in interest to such property, and that this Agreement shall be filed for record in the office of the Sedro-Woolley Auditor.

11. Non-Merger. The obligations set forth in this document are in addition to any other conditions of approval, obligations, and duties imposed by law, statute, ordinance, administrative approval, or otherwise, including those required by the City Planner, hearing body, or shown on the face of the recorded plat or subdivision document, and are not in lieu thereof.

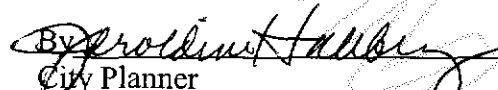
DATED this 28 day of March, 2002.

OWNER(S):

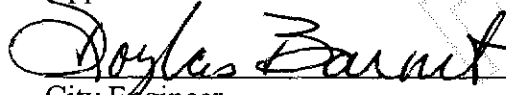

Eric D. Jensen

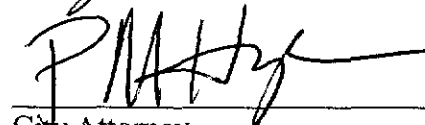

Nora J. Jensen

CITY OF SEDRO-WOOLLEY
A Washington Municipal Corporation

By 
City Planner

Approved:


City Engineer


City Attorney



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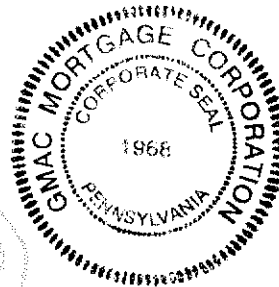
Subordination

GMAC Mortgage Corporation, a Pennsylvania Corporation, hereby subordinates that Deed of Trust from Eric D. Jensen and Nora J. Jensen, husband and wife, as grantors to Headlands Mortgage Company, as California Corporation, as beneficiary and Land Title Company as Trustee, dated July 16, 1999 in the amount of \$47,700.00, recorded July 23, 1999 in Volume _____ of Mortgages, page _____, Auditor's File No. 199907230098, records of Skagit County, Washington, (the beneficiaries' interest of which was assigned to GMAC Mortgage Corporation by instrument dated October 17, 2000, recorded June 29, 2001,) to the rights of the City of Sedro-Woolley, a Washington Municipal Corporation, granted by Owners in this document.

* recorded as 199907230098 on July 23, 1999
Dated: April 26, 2002.

GMAC MORTGAGE CORPORATION,
A Pennsylvania Corporation

By: Jody Jensen
Title: Limited Signing Officer



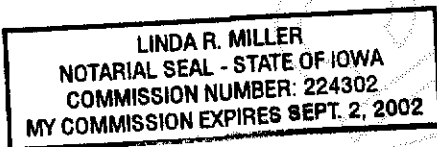
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STATE OF IOWA)
) SS.
COUNTY OF BLACK HAWK)

I, the undersigned Notary Public, in and for the State and County, do hereby certify that on this day personal appeared before me Jody Henson, to me know to be the Limited Signing Officer of the GMAC Mortgage Corporation, who executed the within instrument and acknowledged that they signed and sealed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 26th day of April, 2002.



Linda R. Miller
Notary Public in and for the State of
Iowa
residing at Black Hawk County
My Commission Expires: 9/2/02
Print Name Linda R. Miller



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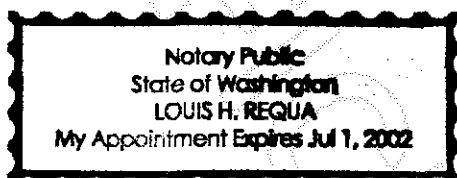
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STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this day personally appeared before me Eric D. Jensen and Nora J. Jensen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of March, 2002.



Louis H. Regua
Notary Public in and for the State of
Washington, residing at Sedro-Woolley
My Commission Expires July 1, 2002
Print Name Louis H. Regua

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

I, the undersigned Notary Public, in and for the State and County, do hereby certify that on this day personal appeared before me _____, to me know to be the _____ of the City of Sedro-Woolley, who executed the within instrument and acknowledged that they signed and sealed the same as the free and voluntary act and deed of said City for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this _____ day of _____, 2002.

Notary Public in and for the State of
Washington, residing at _____
My Commission Expires: _____
Print Name _____



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