



201306240149

Skagit County Auditor

\$75.00

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WHEN RECORDED, RETURN TO:

City of Sedro-Woolley
325 Metcalf St
Sedro-Woolley, WA. 98284

**LIEN FOR DEVELOPMENT IMPACT FEES & GENERAL FACILITY CHARGE &
SPECIAL CONNECTION FEES**

Lien for the Benefit of Grantee: City of Sedro-Woolley, a municipal corporation

Persons Indebted to Grantee ("Grantor"): Cordata Green LLC, a corporation

Reference number (s) of related documents(s): 2013-49

Legal Description (Abbreviated):

(SWFC) Lot 3 of amended Sauk Mountain View Estates-North-A planned residential development-Phase 3- Lot line adjustment recorded under AF#200803070019 (Formerly Sauk Mountain View Estates-North-A planned residential development, phase 3, AF#200508040015)

Full description as set forth on attached Exhibit "A".

Assessor's Tax Parcel ID Number(s): P123090

Application Number: 2013-49

Notice is hereby given that pursuant to SWMC 15.60.110, 13.16.035, 13.16.037, 13.16.039 and /or 13.16.038, the City of Sedro-Woolley (the "City") possesses a Lien for Development Impact Fees ("Lien") including park, fire, school, traffic, sanitary sewer general facilities charges and special connection fees ("Development Impact Fees"), against the above-described real property.

The principal amount of the lien is estimated at: \$11,627.21.

Development Impact fees do not vest and, therefore, are subject to change without notice; to check the current impact fee amount, please call 360-855-0771.

This amount is due and owing to the City upon closing of sale of the above-described real property by the escrow agent from the proceeds of sale.

In no case shall the property be occupied prior to the full payment of all development impact fees.

All payments shall be made payable to the City and shall be directed to the City of Sedro-Woolley Planning Department, 325 Metcalf St, Sedro-Woolley, WA. 98284.

DATED this 24th day of June, 2013.

GRANTOR(S)

Cordata Green LLC, a corporation

By: 

Authorized Agent

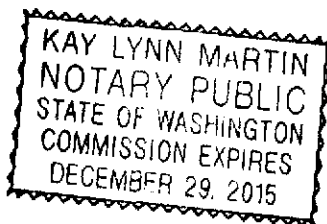
STATE OF WASHINGTON)

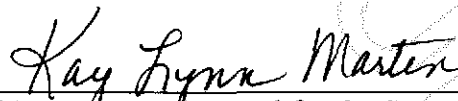
) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Robert W. Janicki is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes stated therein.

SUBSCRIBED AND SWORN to before me this 24 day of June, 2013




NOTARY PUBLIC in and for the State of Washington
Kay Lynn Martin (Printed Name)
Residing at Skagit County, Washington.
My commission expires: December 29, 2015



Upon the receipt of notification that a sale is pending and development impact fees are to be paid, the City agrees to deposit into escrow a fully executed Release of Lien. The escrow officer shall record the Release of Lien when funds are disbursed from escrow to pay the outstanding development impact fees. The City may provide separate escrow instructions consistent with this lien.

DATED this 20 day of JUNE, 2013.

GRANTEE

City of Sedro-Woolley, a municipal corporation

[Signature]
By: Authorized Agent

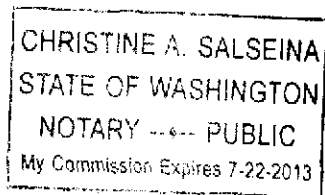
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Mike Anderson is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes stated therein.

SUBSCRIBED AND SWORN to before me this 20th day of June, 2013



Christine A. Salseina
NOTARY PUBLIC in and for the State of Washington

Christine A. Salseina (Printed Name)

Residing at: Skagit Co.
My commission expires: 7-22-2013



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EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

(SWFC) Lot 3 of amended Sauk Mountain View Estates-North-A planned residential development-Phase 3- Lot line adjustment recorded under AF#200803070019 (Formerly Sauk Mountain View Estates-North-A planned residential development, phase 3, AF#200508040015)



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