201504210020

Skagit County Auditor 4/21/2015 Page

1 of

\$35.00 4 10:00AM

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): 2015-57

Legal Description (Abbreviated):

Sauk Mountain View Estates North-Phase IV Lot 14 Recorded under AF#201203220011 Acres 0,0000

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

Assessor's Tax Parcel ID Number(s): P131059

1421 East Gateway Heights Loop

Notice is herby 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: \$13,025.24.

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 //2 day o | Stoppic | _, 20 <u>/</u> 5 | |
|---------------------------------------------------------------------|---------------------------------------------------|-----------------------|-------------------|
| | | | |
| GRANTOR(S) | 4//>// | | |
| Cordata Green LLC, a corporation | | | |
| By: | | | |
| Authorized Agent | | | |
| STATE OF WASHINGTON |)) ss. | | |
| COUNTY OF SKAGIT | | | |
| Lecrtify that I know or have s | satisfactory evidence that is the person(s) who a | appeared before me | , and said |
| person(s) acknowledged that he/sh | e signed this instrument, o | on oath stated he/she | was authorized |
| to execute the instrument and acknuses and purposes stated therein. | owledged it as the free and | d voluntary act of s | uch party for the |
| SUBSCRIBED AND SWORN to I | before me this <u>/6 🛎</u> day | of April | 20 <u>/5</u> . |
| | Way a | a Dougla | |
| MARY ANN DOUGLAS | NOTARY PUBLIC in | and for the State of | Washington |
| NOTARY PUBLIC | ban Au | λ . | |
| STATE OF WASHINGTON COMMISSION EXPIRES | Residing at Skagit Cour | nty Washington | (Printed Name) |
| MAY 9, 2019 | My commission expires | | |
| | - 1 | | |

| 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 day of Quic , 20 15. |
| |
| |
| GRANTEE |
| City of Sedro-Woolley, a municipal corporation |
| |
| |
| |
| By: Authorized Agent |
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| |
| |
| |
| |
| |
| |
| 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 13th day of Opin , 2015. |
| |
| |
| Church Jaker |
| CHRISTINE A. SALSEINA NOTARY PUBLIC in and for the State of Washington |
| |
| |
| NOTARY o PUBLIC My Commission Explines 7-22-2017 Residing at: Stacit County |
| My Commission Expires 7-22-2017 Residing at: Stacit County |

Upon the receipt of notification that a sale is pending and development impact tees are to be paid the City agrees to deposit into escrow a fully executed Release of Lien. The escrow officer



Sauk Mountain View Estates North-Phase IV Lot 14 Recorded under AF#201203220011 Acres 0.0000