



201608160077

Skagit County Auditor

8/16/2016 Page

1 of

4 3:27PM

\$36.00

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"): Green Valley Holdings LLC, a Washington limited liability company

Reference number (s) of related documents(s): 2016-141

Legal Description (Abbreviated):

(0.1400ac) Sedro-West, (SWFC) Lot C of Sedro Woolley Short Plat SW-2579, Recorded under AF#200810280082, Being a portion located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East.

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

Assessor's Tax Parcel ID Number(s): P128042 (277 Klinger Street, Sedro-Woolley, WA.)

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: \$15,315.20.

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 12 day of AUGUST, 2016.

GRANTOR(S)

Green Valley Holdings LLC, a Washington limited liability company

By: _____

Authorized Agent

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Scott Wammack 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 12th day of August, 2016.



Summer D Stemick
NOTARY PUBLIC in and for the State of Washington

Summer D Stemick (Printed Name)
Residing at Skagit County, Washington.
My commission expires: 8/29/18

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 20th day of July, 20 16.

GRANTEE

City of Sedro-Woolley, a municipal corporation

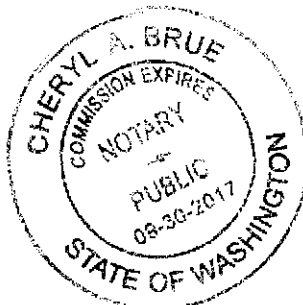
Keith L. Wagner

By: Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Keith L. Wagner 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 July, 2016.



Cheryl A Brue
NOTARY PUBLIC in and for the State of Washington

Cheryl A Brue (Printed Name)

Residing at: Sedro-Woolley
My commission expires: 9/30/17

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

(0.1400ac) Sedro-West, (SWFC) Lot C of Sedro Woolley Short Plat SW-2579, Recorded under AF#200810280082, Being a portion located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East.