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Skagit County Auditor

\$37.00

8/28/2017 Page

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4 2:13PM

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"): BYK Construction Inc, a corporation

Reference number (s) of related documents(s): 2017-160

Legal Description (Abbreviated):

Lot 53, Sauk Mountain View Estates North-A Planned Residential Development-Phase IV according to the plat thereof recorded March 22, 2012 under AF#201203220011, records of Skagit County, Washington.

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

Assessor's Tax Parcel ID Number(s): P131098- 1414 East Gateway Heights Loop

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: \$14,732.12

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 28th day of August, 2017.

GRANTOR(S)

BYK Construction Inc, a corporation

By: [Signature]
Authorized Agent-Paul Woodmansee

By: [Signature]
Authorized Agent-Tim Woodmansee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Paul Woodmansee & Tim Woodmansee 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 28th day of August, 2017.



Marcie O'Brien
NOTARY PUBLIC in and for the State of Washington

Marcie O'Brien (Printed Name)
Residing at Skagit County, Washington.
My commission expires: 01-01-21

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 26th day of July, 2017.

GRANTEE

City of Sedro-Woolley, a municipal corporation

Keith L. Wagone

By: Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Keith L. Wagone 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 26th day of July, 2017.

CHRISTINE A. SALSEINA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 07-22-2021

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

Christine A. Salseina (Printed Name)

Residing at: Skagit Co.

My commission expires: 7-22-2021

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

Lot 53, Sauk Mountain View Estates North-A Planned Residential Development-Phase IV according to the plat thereof recorded March 22, 2012 under AF#201203220011, records of Skagit County, Washington.