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08/30/2023 02:43 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

After Recording Return to:
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

Release of Certificate of Non-Compliance

Reference No (AFN): 201703230101

Recorded By: **Skagit County, a political subdivision of the State of Washington**
Skagit County Planning & Development Services
Attn: Code Compliance Office
1800 Continental Place
Mount Vernon WA 98273

Property Owner: Nicholas and Keri Clement

Legal Description:

P50020

(5.0200 ac) THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89-43-54 EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 290.00 FEET; THENCE SOUTH 49-37-21 EAST 751.60 FEET; THENCE SOUTH 0-21-00 EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 840.00 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD (WARNER ROAD); THENCE SOUTH 89-53-45 WEST, ALONG SAID NORTH MARGIN A DISTANCE OF 200 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0-21-00 WEST 364 FEET; THENCE SOUTH 89-53-45 WEST, 599.88 FEET; THENCE SOUTH 0-19-53 EAST 364 FEET, MORE OR LESS TO THE NORTH MARGIN OF SAID COUNTY ROAD; THENCE NORTH 89-53-45 EAST, ALONG SAID NORTH MARGIN OF THE COUNTY ROAD, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH TRACT 'O' DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE RIGHT-OF- WAY FOR THE COUNTY ROAD KNOWN AS THE PRAIRIE ROAD (FORMERLY WARNER ROAD); THENCE NORTH 01-27-42 EAST, ALONG SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88-17-59 EAST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD, A DISTANCE OF 544.5 FEET; THENCE SOUTH 01-27-42 EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88-17-59 WEST ALONG SAID NORTH LINE A DISTANCE OF 544.5 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. LYING WITHIN THOSE CERTAIN PREMISES CONVEYED TO THE FEDERAL HOME LOAN MORTGAGE CORPORATION BY TRUSTEE'S DEED RECORDED JULY 18, 2011 AS AUDITOR'S FILE NO. 201107180104 AND LYING EASTERLY OF THE EAST LINE OF THE FOLLOWING DESCRIBED TRACT 'O': TRACT 'O': THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE RIGHT-OF- WAY FOR THE COUNTY ROAD KNOWN AS THE PRAIRIE ROAD (FORMERLY WARNER ROAD); THENCE NORTH 01-27-42 EAST, ALONG SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88-17-59 EAST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD, A DISTANCE OF 544.5 FEET; THENCE SOUTH 01-27-42 EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88-17-59 WEST ALONG SAID NORTH LINE A DISTANCE OF 544.5 FEET TO THE POINT OF BEGINNING.

Address of Violation: 22243 Prairie Rd Sedro Woolley, WA 98284

Assessor's Property No(s): P50020

Code Enforcement Case No: CE16-0059

The violation of Skagit County Code Title 14 or 15, or both, described in the Certificate of Non-Compliance recorded under the Auditors File Number (AFN) referenced above, has been corrected. The Certificate of Non-Compliance is released.

I, Brian Schrader, hereby certify that the information above is correct to the best of my knowledge.

Code Compliance Officer

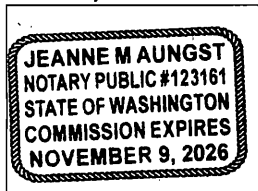
Date

8/29/2023

I certify that I know or have satisfactory evidence that Brian Schrader is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Code Compliance Officer of Skagit County Planning & Development Services to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

8/29/2023



(Notary seal or stamp above)

Signature of Notary Public

Jeanne M Aungst

Printed Name of Notary Public

Jeanne M Aungst

My appointment expires

11/9/2026