



202311280230

11/28/2023 03:01 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

### Certificate of Non-Compliance

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: Calvin Hitz

Legal Description: (3.3700 ac) THAT PORTION OF GOVERNMENT LOT 10 LY SOUTHERLY OF A LINE DRAWN EAST FROM A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT WHICH IS 1040 FEET NORTH OF THE CORNER COMMON TO SECTIONS 19 & 30 TWP 33 RGE 4 AND SECITONS 24 & 25 TWP 33 RGE 3 EXCEPT THAT PORTION THEREOF IF ANY LYING WHTHIN THE BOUNDARIES OF THAT CERTAIN CONVEYANCE TO JAMES HAMMACK BY DEED RECORDED UNDER AUDITOR'S FILE #344683 AND ALSO EXCEPT DIKING DISTRICT 2 RIGHT OF WAY CONDEMNED IN SKAGIT COUNTY SUPERIOR CAUSE #3147 AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR MANN RD BY DEED RECORDED UNDER AUDITOR'S FILE #786938 EXCEPTING FROM ALL THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT BEGINNING AT THE INTERSECTION OF THE NORTHLINE OF THE ABOVE DESCRIBED PREMISES WITH THE WEST LINE OF THE MANN ROAD AS THE SAME EXISTS THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 232 FEET THENCE SOUTH A DISTANCE OF 225 FEET THENCE EAST PARALLEL TO SAID NORTH LINE TO THE WEST BANK OF SAID SKAGIT RIVER THENCE NORTH ALONG SAID WEST BANK TO THE NORTHEAST CORNER OF SAID ABOVE DESCRIBED PREMISES THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING ALSO EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PREMISES ANY AND ALL PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT COMMENCING AT THE INTERSECTION OF A LINE DRAWN EAST FROM A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT WHICH IS 1040 FEET NORTH OF THE CORNER COMMON TO SECTIONS 19 & 30 TWP 33 RGE 4 & SECTIONS 24 & 25 TWP 33 RGE 3 WITH THE WEST LINE OF MANN RD AS SAME EXISTS THENCE WEST ALONG THE NORTH LINE A DISTANCE OF 232 FEET THENCE SOUTH 225 FEET THENCE EAST PARALLEL WITH SAID NORTH LINE TO THE WEST BANK OF THE SKAGIT RIVER AND THE TRUE POINT OF BEGINNING THENCE WEST PARALLEL WITH SAID NORTH LINE TO THE EASTERLY MARGIN OF THE MANN RD RIGHT OF WAY THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN 750 FEET MORE OR LESS TO THE PC OF A 40 DEGREE CURVE AS DESCRIBED IN RIGHT OF WAY DEED RECORDED UNDER AUDITOR'S FILE #786928 THENCE SOUTH 2-02-50 WEST 135 FEET MORE OR LESS TO SAID WEST BANK TO THE SKAGIT RIVER THENCE NORTHERLY ALONG SAID WEST BANK TO THE TRUE POINT OF BEGINNING ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PORTION LYING WESTERLY AND NORTHERLY OF THE EXISTING MANN RD

Address of Violation: 21409 Mann Road Mount Vernon, WA 98273

Assessor's Property No(s): P110549

Code Enforcement Case No: CE:19-0123

Skagit County Planning and Development Services has found the property described above in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the Notice and Order to Abate. The property owner has been notified. This Certificate of Non-Compliance will remain in effect until compliance is achieved and a release is recorded.

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

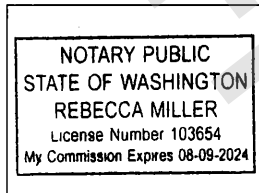
Code Compliance Officer

Date

11/28/2023

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 he 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: 11/28/2023



(Notary seal or stamp above)

Rebecca Miller

Signature of Notary Public

Rebecca Miller

Printed Name of Notary Public

My appointment expires 08-09-24