



**202503130052**

03/13/2025 02:55 PM Pages: 1 of 2 Fees: \$304.50  
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: Ilya Patapovich

Legal Description: (2.3000 ac) TAX 4B: THE NORTH 30.00 FEET OF THE EAST 35.00 FEET OF LOT 16 OF THE PLAT OF SUNSET ADDITION TO CLEAR LAKE, PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE N 89-38-26 E ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 547.80 FEET; THENCE S 00-21-34 E, A DISTANCE OF 280.00 FEET; THENCE S 89-38-26 W, A DISTANCE OF 365.66 FEET; THENCE N 00-21-34 W, A DISTANCE OF 250.00 FEET; THENCE S 89-38-26 W, A DISTANCE OF 182.29 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE N 00-04-02 W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S 89-38-26 W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 17.50 FEET; THENCE S 00-21-34 E, A DISTANCE OF 15.00 FEET; THENCE N 89-38-26 E PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 565.30 FEET; THENCE N 00-21-34 W, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE S 89-38-26 W, A DISTANCE OF 550.82 FEET TO THE POINT OF BEGINNING. SURVEY  
AF#202010120149

Address of Violation: 13241 Buchanan Lane Mount Vernon, WA 98273

Assessor's Property No(s): P24570

Code Enforcement Case No: CE22-0101

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.

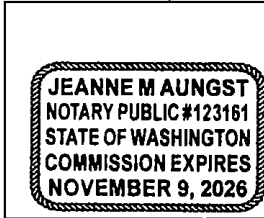
I, Tom Wenzl, hereby certify that the information above is correct to the best of my knowledge.

Tom Wenzl  
Code Compliance Officer

3/13/2025  
Date

I certify that I know or have satisfactory evidence that Tom Wenzl is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary for the uses and purposes mentioned in the instrument.

Dated: 3/13/2025



Jeanne Aungst  
Signature of Notary Public

Jeanne M Aungst  
Printed Name of Notary Public

My appointment expires 11/9/2026

(Notary seal or stamp above)