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10/01/2025 12:10 PM Pages: 1 of 6 Fees: \$23.00
Skagit County Auditor

Return to: City of Mount Vernon
Attention: Development Services Department
910 Cleveland Ave
Mount Vernon, WA 98273

DOCUMENT TITLE: Lien Agreement for Deferral of Development Impact Fees

GRANTORS: JJ Place LLC, a Washington Limited Liability Company

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 16, Twp. 34N, Rge. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P104938

SITE ADDRESS: 1600 JJ Place, Mount Vernon, WA 98273

AGREEMENT FOR LIEN FOR DEFERRAL OF DEVELOPMENT IMPACT FEES

GRANTOR(S): JJ Place LLC, a Washington Limited Liability Company

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: NE ¼ of the SW ¼ of Sec. 16, Twp. 34N, Rge. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P104938

SITE ADDRESS: 1600 JJ Place, Mount Vernon, WA 98273

THIS AGREEMENT, is made this 30th day of September, 2025, the Grantor and the City of Mount Vernon, a Washington municipal corporation, the Grantee

RECITALS:

- A. The grantor is the owner of real property bearing Skagit County Assessor's Parcel number: P104938; with a street address of: 1600 JJ Place, Mount Vernon, WA 98273, that is more particularly described in the legal description for this property that is attached, labeled as **Exhibit A**.
- B. Consistent with Revised Code of Washington (RCW) 82.02.050(3) Mount Vernon adopted municipal code provisions in Chpters 3.36 and 3.40 that allows property owners to deferr impact fees for residential structures, with conditions.
- C. The grantor has submitted a technically complete building application and is requesting a deferral of the impact fees in the amount of: **\$260,260.00**

IMPACT FEE	AMOUNT
Transportation	\$217,140.00
Parks	\$ 27,615.00
Fire	\$ 5,320.00
School	\$ 10,185.00
TOTAL	\$260,260.00

CERTIFICATION STATEMENTS AND AGREEMENT TO CONDITIONS

1. I/we JJ Place LLC the owner(s) of real property described in the accompanying Exhibit A, hereby request deferral of payment of impact fees associated with building permit number: BLDG23-0613 and agree that impact fees of **\$260,260.00** are due to the City of Mount Vernon prior to the final building inspection conducted by the City.

Further, I/we understand and agree that deferral of these impact fees shall be subject to all of the following conditions:

- a. The Grantor agrees and acknowledges that full payment of the deferred impact fees and any penalties, if applicable, will be required before the final inspection by the City for the subject building permit. In no event shall a residence be occupied prior to the payment of impact fees.
- b. The Grantor agrees and acknowledges the term of the impact fee deferral **shall not exceed 18 months** from the date this Agreement is signed by the City.
- c. The Grantor agrees and acknowledges that if I/we or my successors in interest or heirs choose to cancel the building or sewer service for this property after any deferral lien(s) have been recorded, I will be responsible for paying all fees to release any lien(s) and all fees to request any new liens.
- d. The Grantor agrees and acknowledges that impact fees set by the City are subject to change and are not vested rights. I/we understand, agree and stipulate that the amount owed for impact fees shall be that amount set forth by the City at the time the subject building permit is issued by the City.
- e. The Grantor (s) agree to notify the City's Development Services Department of any pending sale including, the name of any escrow company which shall facilitate closing, the closing date and shall include in any purchase and sale agreement or instructions to escrow that payment of the impact fees set forth in this agreement shall be a condition to any sale or transfer of the property.
- f. The Grantor agrees and acknowledges this agreement shall be a covenant that runs with the land. I/we understand, agree and stipulate that this agreement directly touches and concerns the property relating to impacts of the improvement and development and the use and enjoyment of the property described herein, cannot be separated from the land or the land transferred without it, and is intended to and shall bind the original owners as well as each successive owners or successors or interest in the property until the conditions of the agreement have been satisfied.
- g. The Grantor agrees and acknowledges that the City of Mount Vernon and/or the Mount Vernon or Sedro-Woolley School Districts may pursue foreclosure proceedings if the impact fees are not paid.
- h. The Grantor agrees and acknowledges that lien shall be junior and subordinate only to one mortgage for the purpose of construction upon the same real property subject to the building permit.
- i. The Grantor(s) acknowledges that upon payment of the impact fee, the City agrees to execute a Release of Lien, that the Grantor shall (at their expense) record with the Skagit County Auditor.

This **AGREEMENT FOR LIEN FOR DEFERRAL OF DEVELOPMENT IMPACT FEES** is approved by the City of Mount Vernon, Development Services Department, on this 30th day of September, 2025.

**CITY OF MOUNT VERNON,
GRANTEE/LIENHOLDER BY:**

Signature: Rebecca S. Bradley-Lowell

Written Name: Rebecca S. Bradley-Lowell

Title: Principal Planner, Director's Designee

GRANTOR(S):

DATED this 30 day of Sept, 20 25.

The below-signed does certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct at the time it was signed.

Signature: John Piazza Jr.

Written Name: John Piazza Jr.

Signature: Kimberly Piazza

Written Name: Kimberly Piazza

STATE OF WASHINGTON

ss. }

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **John Piazza Jr.** [Name of Person] is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the **Governor** [Type of Authority, e.g., officer, trustee, etc.] of **JJ Place, LLC** [Name of Party on Behalf of Whom Instrument was Executed] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 30th day of September, 20 25



Delaney Knox
Notary Public

Residing at Skagit County

My appointment expires 4-18-26

STATE OF WASHINGTON

ss. }

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Kimberly Piazza** [Name of Person] is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the **Governor** [Type of Authority, e.g., officer, trustee, etc.] of **JJ Place LLC** [Name of Party on Behalf of Whom Instrument was Executed] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 30th day of September, 20 25



Delaney Knox
Notary Public

Residing at Skagit County

My appointment expires 4-18-26

EXHIBIT A
LEGAL DESCRIPTION

TRACT 2, SHORT PLAT NO. MV 3-92, APPROVED FEBRUARY 27, 1992 AND RECORDED FEBRUARY 28, 1992, UNDER AUDITOR'S FILE NO. 9202280046, IN VOLUME 10 OF SHORT PLATS, PAGE(S) 64 AND 65, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT ANY PORTION LYING WITHIN COLLEGE WAY (SR 538).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.