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Skagit County Auditor

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Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

AGREEMENT FOR LIEN OF DEVELOPMENT IMPACT FEES (RCW 82.02.050(3)(c))

Lien for Benefit of Grantee(s):	Skagit County
Person(s) Indebted to Grantee (Grantor(s)):	Michael D. Dunatov
Impact Fee Deferral Application Number:	BP24-0618
Reference Number(s) of Related Documents:	
Amount of the Lien for Development Impact Fees:	\$3,262.00
Parcel ID #:	P99254
Property Address:	17506 State Route 536, Mount Vernon, WA 98273
Legal Description (abbreviated):	Lot 3 of the SE1/4 of the SW1/4 of Section 13, Township 34N, Range 3E, W.M.
Full Legal Description:	See Exhibit A attached.

This AGREEMENT FOR LIEN FOR DEVELOPMENT IMPACT FEES ("Agreement") is made by and between Michael D. Dunatov ("Grantor") and SKAGIT COUNTY, ("County" or "Grantee").

1. Purpose. The Grantor has requested to defer payment of impact fees associated with building permit: BP24-0618.

2. Amount of Deferred Impact Fees. The Grantor agrees that impact fees of \$3,262.00 are due to Skagit County, as determined by the fee schedule in effect at the time of the deferral application. The Grantor also agrees and acknowledges that if the deferred

impact fees are not timely paid as required in this agreement, the amount of the impact fees will be determined by the fee schedule in effect at that time.

3. Lien & Security Interest.

3.1. The Grantor grant and records this lien in favor of Skagit County hereby claims a Lien for Development Impact Fees in the amount described above in Section 2, together with any interest, penalties, and costs as allowed by law, against the above-described real property. This lien may include school, park and/or transportation impact fees.

3.2. The Grantor must record this agreement in the Skagit County property records and submit a copy of recording to the County.

3.3. This lien shall be binding upon successors in title after it is recorded and shall be junior and subordinate only to one construction mortgage granted for the purpose of financing construction of the same residence.

3.4. The Grantor acknowledges that the County and/or the Mount Vernon School District may pursue foreclosure proceedings if the impact fees are not paid in accordance with this agreement.

4. Term of Deferral. at the time of final building inspection conducted by the County or 18 months from the date of building permit issuance, whichever is sooner.

5. Payment Obligation.

5.1. The Grantor agrees to pay Skagit County the full amount of deferred impact fees prior to final inspection or within 18 months of the date the building permit was issued, whichever is earlier.

5.2. The Grantor agrees and acknowledges that the County will withhold certification of final inspection, certificate of occupancy, or equivalent certification until the impact fees have been paid in full. The Grantor further acknowledges that the building cannot and will not be occupied prior to final inspection and issuance of a certificate of occupancy.

5.3. The Grantor agrees and acknowledges that failure to pay may result in foreclosure of this lien pursuant.

5.4. All payments shall be made payable to the County and must be made through the County's online portal system.

6. Binding Effect. This agreement runs with the land and creates an obligation on behalf of the Grantor and owners of the affected real property. This agreement is binding on successors, heirs, and assigns of the Grantor.

EXHIBIT A**(Full Legal Description of Property)****PARCEL "A"**

Lot 3 of short plat no 90-11 approved August 20, 1990, and recorded in volume 9 of short plats, page 259, under af#9008300001, records of Skagit County, Washington, located in the Southeast quarter of the Southwest quarter of Section 13, Township 34 North, Range 3 East, W.M.

Except that portion described as follows:

Beginning at the most Northerly said Lot 3;
thence South 52 degrees 31'43" East 37.98 feet along the Northeasterly line thereof to the West line of Lot 1, said short plat, said West line lying parallel with and 30 feet Easterly of the West line of said Lot 3, as measured at right angles thereto;
thence South 00 degrees 20'53" East 253.18 feet along said West line of Lot 1 to Southwest corner thereof;
thence North 52 degrees 31'43" West 37.98 feet to said West line of Lot 3; thence North 00 degrees 20'53" West 253.18 feet along last said West line to the point of beginning.

Situate in the County of Skagit, State of Washington

PARCEL "B"

That portion of Lot 2 of short plat no 90-11, approved August 20, 1990, and recorded in volume 9 of short plats, page 259, under af#9008300001, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said Lot 2;
thence North 52 degrees 31'43" West 37.38 feet along the Southwesterly line thereof to a line lying parallel with and 30 feet Westerly of East line of said Lot 2, as measured at right angles thereto;
thence North 00 degrees 50'16" east 249.23 feet along said parallel line to the Northeasterly line of said Lot 2;
thence South 52 degrees 31'43" East 37.38 feet along said Northeasterly line to said East line;
thence South 00 degrees 50'16" West 249.23 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington

EXHIBIT B

RELEASE OF LIEN FOR DEVELOPMENT IMPACT FEES

Lien for Benefit of Grantee(s): Skagit County

Person(s) Indebted to Grantee (Grantor(s)):

Impact Fee Deferral Application Number:

Reference Number(s) of Related Documents:

Amount of the Lien for Development Impact Fees:

Parcel ID #:

Property Address:

Legal Description (abbreviated):

Full Legal Description: See Exhibit A attached.

THIS RELEASE OF LIEN FOR DEVELOPMENT IMPACT FEES (the "Release") is made as of this _____ day of _____, 20____ by the Skagit County (the "County").

The County recorded a Lien for Development Impact Fees dated _____ and recorded under Skagit County Recording No. _____ (the "Lien") with _____ ("Grantor(s)") to provide for deferred payment of certain Impact Fees. Except as otherwise specifically defined in this Release, all capitalized terms shall have the same meaning as provided in the Lien.

The Grantor(s) have completed construction of the home which was the subject of the Lien and which is located on the real property legally described as _____ (the "Property").

Accordingly, upon receipt of the Impact Fees to the County, the County hereby releases and discharges the Grantor(s) from the obligations described in the Lien. Upon recording of this Release, all of the Grantor(s) obligations under the Lien shall be deemed fully and completely satisfied, and the Lien shall have no further force or effect.

DATED this _____ day of _____, 20____.

**SKAGIT COUNTY, WA
GRANTEE/LIENHOLDER**

By: Jack Moore
Title: Director of Planning and Development Services
Address: 1800 Continental Place, Mount Vernon, WA 98273

UNOFFICIAL DOCUMENT