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01/02/2026 10:29 AM Pages: 1 of 4 Fees: \$21.00
Skagit County Auditor

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

DOCUMENT TITLE: Release of Lien for Deferral of Development Impact Fees

GRANTORS: GB Emerald LLC & SITA Enterprises LLC

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: (0.1754 ac) LOT 10, PLAT OF HIGHPOINT ESTATES,
RECORDED UNDER AF#202402140068, BEING A PORTION OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M

ASSESSOR'S PARCELS/TAX ID NUMBERS: P137045

SITE ADDRESS: 201 N 54th Place

AUDITOR' FILE NUMBER: 202404240048

RETURN TO:

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

RELEASE OF LIEN FOR DEFERRAL OF DEVELOPMENT IMPACT FEES

GRANTOR(S): City of Mount Vernon

GRANTEES: GB Emerald LLC & SITA Enterprises LLC

ABBREVIATED LEGAL DESCRIPTION: (0.1754 ac) LOT 10, PLAT OF HIGHPOINT ESTATES, RECORDED UNDER AF#202402140068, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M

ASSESSOR'S PARCELS/TAX ID NUMBERS: P137045

SITE ADDRESS: 201 N 54th Place

THIS RELEASE OF LIEN FOR DEVELOPMENT IMPACT FEES (the "Release") is made as of this 2nd day of January, 2026, by the City of Mount Vernon.

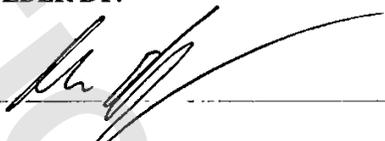
The City recorded a Lien for Development Impact Fees dated April 15, 2024 and recorded under Skagit County Recording No. 202404240048 (the "Lien") with GB Emerald LLC & SITA Enterprises LLC ("Grantor / Property Owner") to provide for deferred payment of certain Impact Fees.

The Grantor has completed construction of the home which was the subject of the Lien and which is located on the real property described within the attached **Exhibit A**.

Having received payment of the impact fees, the City hereby releases and discharges the Grantor 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 2nd day of January, 2026.

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

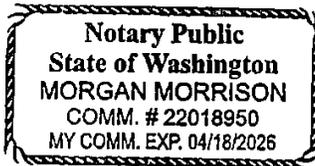
Signature: 
Written Name: Alan Danforth
Title: Engineering Manager

STATE OF WASHINGTON }
 ss. }
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alan Danforth personally appeared before me and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Given under my hand and official seal this 2nd day of January, 20 26

(SEAL)



Morgan Morrison
Notary Public
Residing at Skagit
My appointment expires 4/18/26

EXHIBIT A

LEGAL DESCRIPTION

(0.1754 ac) LOT 10, PLAT OF HIGHPOINT ESTATES, RECORDED UNDER
AF#202402140068, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M