



201504200139

Skagit County Auditor
4/20/2015 Page

1 of

\$35.00
4 12:15PM

WHEN RECORDED, RETURN TO:

City of Sedro-Woolley
325 Metcalf St
Sedro-Woolley, WA. 98284

LIEN FOR DEVELOPMENT IMPACT FEES & GENERAL FACILITY CHARGE & SPECIAL CONNECTION FEES

Lien for the Benefit of Grantee: City of Sedro-Woolley, a municipal corporation

Persons Indebted to Grantee ("Grantor"): Clive and Elizabeth P. Ware, husband and wife

Reference number (s) of related documents(s): 2015-21

Legal Description (Abbreviated):

P123731-194 North Township Street

(0.0600 ac) Thyme Square Binding Site Plan, Lot 4, Acres 0.06, AF#200511100117, being a portion of the NE1/4 NE1/4. (SWFC). AF#200511100117, Being a portion of the NE1/4 NE1/4. (SWFC).

P123730-196 North Township Street

(0.0500 ac) Thyme Square Binding Site Plan, Lot 3, Acres 0.05, AF#200511100117, being a portion of the NE1/4 NE1/4. (SWFC). AF#200511100117, Being a portion of the NE1/4 NE1/4. (SWFC).

Full description as set forth on attached Exhibit "A".

Assessor's Tax Parcel ID Number(s): P123731 (194 North Township Street)
P123730 (196 North Township Street)

Notice is hereby given that pursuant to SWMC 15.60.110, 13.16.035, 13.16.037, 13.16.039 and/or 13.16.038, the City of Sedro-Woolley (the "City") possesses a Lien for Development Impact Fees ("Lien") including park, fire, school, traffic, sanitary sewer general facilities charges and special connection fees ("Development Impact Fees"), against the above-described real property.

The principal amount of the lien is estimated at: \$25,166.56.

Development Impact fees do not vest and, therefore, are subject to change without notice; to check the current impact fee amount, please call 360-855-0771.

This amount is due and owing to the City upon closing of sale of the above-described real property by the escrow agent from the proceeds of sale.

In no case shall the property be occupied prior to the full payment of all development impact fees.

All payments shall be made payable to the City and shall be directed to the City of Sedro-Woolley Planning Department, 325 Metcalf St, Sedro-Woolley, WA. 98284.

DATED this 20th day of April, 2015.

GRANTOR(S)

By: [Signature]
Clive Ware

By: [Signature]
Elizabeth P. Ware

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Clive Ware + Elizabeth P. Ware is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes stated therein.

SUBSCRIBED AND SWORN to before me this 20th day of April, 2015.

CHRISTINE A. SALSEINA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-22-2017

[Signature]
NOTARY PUBLIC in and for the State of Washington
Christine A. Salseina (Printed Name)
Residing at Skagit County, Washington.
My commission expires: 7-22-2017

Upon the receipt of notification that a sale is pending and development impact fees are to be paid, the City agrees to deposit into escrow a fully executed Release of Lien. The escrow officer shall record the Release of Lien when funds are disbursed from escrow to pay the outstanding development impact fees. The City may provide separate escrow instructions consistent with this lien.

DATED this 6th day of March, 20 15.

GRANTEE
City of Sedro-Woolley, a municipal corporation

[Signature]
By: Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

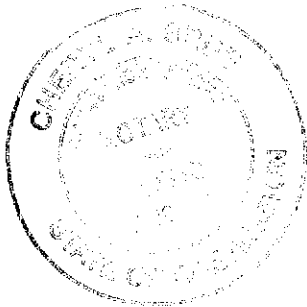
I certify that I know or have satisfactory evidence that Keith Wagner is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes stated therein.

SUBSCRIBED AND SWORN to before me this 6th day of March, 20 15

[Signature]
NOTARY PUBLIC in and for the State of Washington

[Signature] (Printed Name)

Residing at: Sedro Woolley
My commission expires: 9/30/17



UNOFFICIAL DOCUMENT

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY)

P123731-194 North Township Street

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