



201510060066

Skagit County Auditor

\$35.00

10/6/2015 Page

1 of

4 10:12AM

**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"):** Walter Huffman and Constance Huffman, a married couple.

**Reference number (s) of related documents(s):** 2015-196

**Legal Description (Abbreviated):**

**P123745-158 North Township Street**

(0.0400 ac) Thyme Square Binding Site Plan, Lot 18, AF#200511100117, being a portion of the NE1/4 NE1/4. (SWFC).

**P123744-160 North Township Street**

(0.0600 ac) Thyme Square Binding Site Plan, Lot 17, 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):** P123745 (158 North Township Street)  
P123744 (160 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 1st day of October, 2015.

GRANTOR(S)

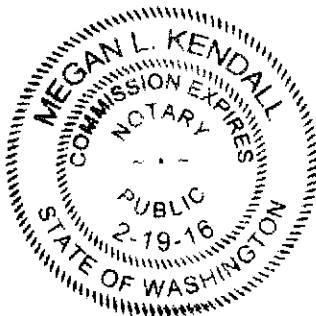
Walter Huffman  
Walter E. Huffman

Constance L. Huffman  
Constance L. Huffman

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Walter & Constance Huffman 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 1st day of October, 2015.



Megan Kendall  
NOTARY PUBLIC in and for the State of Washington  
Megan L. Kendall (Printed Name)  
Residing at Skagit County, Washington.  
My commission expires: 2-19-16

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 25<sup>th</sup> day of September, 2015.

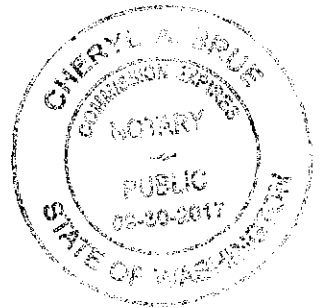
GRANTEE  
City of Sedro-Woolley, a municipal corporation

[Signature]  
By: Authorized Agent

STATE OF WASHINGTON )  
  )     ss.  
COUNTY OF SKAGIT     )

I certify that I know or have satisfactory evidence that Glenn Michaw Anderson 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 25<sup>th</sup> day of September, 2015



Cheryl A Brue  
NOTARY PUBLIC in and for the State of Washington

Cheryl A Brue (Printed Name)

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

**EXHIBIT A**

**(LEGAL DESCRIPTION OF PROPERTY)**

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