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05/13/2020 02:01 PM Pages: 1 of 6 Fees: \$108.50
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: Skagit Highlands Homes LLC

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: Lot 27, Plat of Highland Greens Division III

ASSESSOR'S PARCELS/TAX ID NUMBERS: P134794

SITE ADDRESS: 3342 Inverness Street.

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AGREEMENT FOR LIEN FOR DEFERRAL OF DEVELOPMENT IMPACT FEES

GRANTOR(S): Skagit Highlands Homes LLC

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: Lot 27, Plat of Highland Greens Division III

ASSESSOR'S PARCELS/TAX ID NUMBERS: P134794

SITE ADDRESS: 3342 Inverness Street.

THIS AGREEMENT, is made this 13th day of May, 2020, 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: P134794; with a street address of: 3342 Inverness Street, 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 Chapters 3.36 and 3.40 that allows property owners to defer 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: **\$15,660.00**

IMPACT FEE	AMOUNT
Transportation	\$5,232.00
Parks	\$855.00
Fire	\$152.00
School	\$9421.00
TOTAL	\$15,660.00

CERTIFICATION STATEMENTS AND AGREEMENT TO CONDITIONS

1. I/we Skagit Highlands Homes, 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 #: BLDG20-0141 and agree that impact fees of **\$15,660.00** 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 of a legally sufficient application for building permit is properly submitted to the City.
- e. The Grantor (s) agree to notify the City's Community and Economic Development 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 13th day of May, 2020.

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

Signature:

Rebecca Bradley-Lowell

Written Name:

Rebecca Bradley-Lowell

Title:

Principal Planner

GRANTOR(S):DATED this 13th day of May, 2020.

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: _____

Written Name: _____

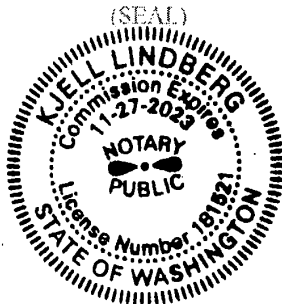
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss. }

I certify that I know or have satisfactory evidence that Thomas Tollen personally appeared before me and proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given under my hand and official seal this 13th day of May, 2020



Notary Public

Residing at Edmonds, WAMy appointment expires 11-27-23

EXHIBIT A
LEGAL DESCRIPTION

(0.1045 ac) LOT 27, HIGHLAND GREENS DIVISION III, PLANNED UNIT
DEVELOPMENT, AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITORS FILE
NO. 201906260037.