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11/19/2026 11:48 AM Pages: 1 of 3 Fees: $20.00
Skagit County Auditor

After recording, return to:
City of Sedro-Woolley
Attention: Kelly Kohnken
325 Metcalf Street
Sedro Woolley, WA 98284

CLAIM OF LIEN

Claimant:	CITY OF SEDRO-WOOLLEY, a Washington municipal corporation
Respondent:	Gateway Village LLC, a Washington limited liability company, and/or assigns
Abb'v Legal Description:	Ptn SE 1/4, SW ¼ Section 23, Township 35, Range 04 E.W.M. Add'l on p. 2
Assessor's Parcel ID#s:	P37331
Property Address:	1122 Silverbrook Lane, Sedro-Woolley, WA 98284 (formerly 1010 Hodgin Street, Sedro-Woolley, WA 98284)

NOTICE IS HEREBY GIVEN that the entity below claims a lien pursuant to voluntary agreement by and between the City of Sedro-Woolley, a Washington municipal corporation, and Gateway Village LLC (and/or assigns), a Washington limited liability company. In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT: City of Sedro-Woolley, a Washington municipal corporation
   TELEPHONE NUMBER: (360) 855-1661
   ADDRESS: 325 Metcalf Street, Sedro Woolley, WA 98284

2. The Claimant secured a Claim of Lien per voluntary Development Agreement with Respondent Developer under Skagit County Recorded Document No. 202611120033 in an amount totaling TWO MILLION, THREE HUNDRED TWENTY FIVE THOUSAND EIGHT DOLLARS AND SIXTY EIGHT CENTS ($2,325,008.68) (Deferred Fee amount plus costs and fees per the Agreement) for deferred impact fees and General Facility Charges ("GFCs") owed to THE CITY OF SEDRO-WOOLLEY. This Claim of Lien is made pursuant to RCW 36.70B.170 and the voluntary Development Agreement signed by the Developer on the 9th day of November, 2026.

3. **NAME & ADDRESS OF PERSON INDEBTED TO THE CLAIMANT:**
   Gateway Village, LLC and/or assigns
   103 N. Township Street
   Sedro-Woolley, WA 98284

4. **DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:**

Assessor's Tax Parcel ID No.: P37331

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

JOELLEN KESTI, being sworn, says: I am the agent of the claimant above named. I have read the foregoing claim, know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous, and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

JoEllen Kesti, Claimant

On this day personally appeared before me, JOELLEN KESTI, to me known to be the individual, described above, and who further, under oath, stated that she has read the claim set forth above, and based upon information provided knew the contents thereof, and believed the same to be true and correct, and that the claim was made with reasonable cause and was not frivolous, and further acknowledges to me that she signed the same as the Mayor of Sedro-Woolley as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2026.

SERENA RENEE MYNATT NOTARY PUBLIC STATE OF WASHINGTON APPOINTMENT EXPIRES OCTOBER 18, 2029

Serena R Mynatt
Serena R Mynatt
[Legibly print name of Notary Public]
NOTARY PUBLIC in and for the State of Washington Residing at Skagit County
My Commission Expires: 10-18-2029

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THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 0° 59' 30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 877.54 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0° 59' 30" EAST ALONG SAID EAST LINE A DISTANCE OF 438.23 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 89° 26' 04" WEST ALONG SAID NORTH LINE 420.71 FEET;
THENCE SOUTH 0° 59' 30" WEST 33.66 FEET;
THENCE SOUTH 89° 00' 13" EAST 9.99 FEET;
THENCE SOUTH 0° 59' 45" WEST 160.00 FEET;
THENCE NORTH 89° 00' 15" WEST 9.98 FEET;
THENCE SOUTH 0° 59' 30" WEST 290.85 FEET;
THENCE SOUTH 89° 00' 30" EAST 229.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 71.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.78 FEET THROUGH A CENTRAL ANGLE OF 37° 29' 10";
THENCE NORTH 53° 30' 21" EAST 25.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 94.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 61.50 FEET THROUGH A CENTRAL ANGLE OF 37° 29' 10";
THENCE SOUTH 89° 00' 30" EAST 71.08 FEET TO THE POINT OF BEGINNING.
SITUATE WITHIN THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.
CONTAINS 4.51 ACRES, MORE OR LESS.

5. **NAME AND ADDRESS OF OWNER OR REPUTED OWNER:**
Gateway Village, LLC and/or assigns
103 N. Township Street
Sedro-Woolley, WA 98284

6. **PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED:** $2,325,008.68
PLUS LIEN RECORDING FEES: $20.00
PLUS ATTORNEYS FEES: $0.00
TOTAL: **$2,325,028.68**

DATED this 18th day of November, 2026.

JoEllen Kesti, Mayor
City of Sedro-Woolley
325 Metcalf Street
Sedro-Woolley, WA 98284