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3:29PM

RETURN TO:

JOHN W. HICKS SCHACHT & HICKS, INC., P.S. PO BOX 1165

MOUNT VERNON WA 98273

ACCOMMODATION RECORDING

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE: Claim of Lien

GRANTOR: PYSSON, NICHOLAS and

NELSON, TIA D.

GRANTEE: Wildflower Homeowner's Association

ABBREVIATED LEGAL DESCRIPTION:

Sauk Mountain View Estates North - Phase 1 - Wildflower,

Lot 40

ASSESSOR'S TAX PARCEL NUMBER: 4813-000-040-0000/P120345

CLAIM OF LIEN

WILDFLOWER HOMEOWNER'S ASSOCIATION,					
Claimant,)				
vs.)				
NICHOLAS PYSSON and TIA D.)				

Owner.

NOTICE is hereby given that the person named below claims a lien pursuant to Chapter 60.04 RCW. In support of this lien the following information is submitted:

CLAIM OF LIEN - 1

NELSON,

1) NAME OF LIEN CLAIMANT:

WILDFLOWER HOMEOWNER'S

ASSOCIATION

TELEPHONE NUMBER:

(360)856-4725

ADDRESS:

826 Metcalf Street PMB #45

Sedro Woolley WA 98284

2) This Claim arises out of the Sauk Mountain View Estates North - Phase I - Wildflowers Declaration of Easement, Reservations, and Restrictive Covenants, recorded May 9, 2003 under Auditor's File No. 200305090002 and the failure of the Grantors to pay the Association dues as required pursuant to the Sauk Mountain View Estates North - Phase I - Wildflowers Declaration of Easement, Reservations, and Restrictive Covenants above referenced. The Sauk Mountain View Estates North - Phase I - Wildflowers Declaration of Easement, Reservations, and Restrictive Covenants provides for the filing of a lien for the failure to pay. Grantors have failed to pay through October, 2009 dues in the amount of \$527.85.

- 3) Name of person indebted to the Claimant: NICHOLAS PYSSON and TIA D. NELSON.
- 4) Description of the property against which a lien is claimed: 1704 Wildflower Way, Sedro Woolley, Washington, 98284, legally described as follows:

LOT 40, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number: 4813-000-040-0000/P120345

CLAIM OF LIEN - 2



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- Name of the owner or reputed owner: NICHOLAS PYSSON and TIA D. NELSON.
- The Association dues are payable pursuant to the 6) invoices, a copy of which is attached.
- Principal amount for which the lien is claimed is 7) \$527.85.
- If the Claimant is the assignee of this claim so state 8) here: Not Applicable.

WILDFLOWER HOMEOWNER'S ASSOCIATION Claimant

Printed Name: Jamie Brill

Title: Secretary

Printed Name: Pat Hardy

Title: Treasurer

826 Metcalf Street PMB#45

Sedro Woolley WA 98284

STATE OF WASHINGTON) SS. COUNTY OF SKAGIT

JAMIE BRILL and PAT HARDY, being first duly sworn on oath deposes and says:

We are the Secretary and Treasurer, respectively, of WILDFLOWER HOMEOWNER'S ASSOCIATION, the Claimant above named; we have read or heard the foregoing claim, read and 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

CLAIM OF LIEN - 3



10/30/2009 Page 3 of 5 3:29PM reasonable cause, and is not clearly excessive under penalty of perjury. JAMIE BRILL - Secretary WILDFLOWER HOMEOWNER'S ASSOCIATION PAT HARDY - Treasurer WILDFLOWER HOMEOWNER'S ASSOCIATION SUBSCRIBED AND SWORN to on _ , 2009, by Jamie Brill and Pat Hardy. Printed name: Deanna Notary Public in and for the State of Washington, residing at Anacortes. My appointment expires: 10-13-2012.



Wildflower Community Homeowners Association 826 Metcalf St. PMB 45 Sedro-Woolley, WA 98284

Statement

Date

10/1/2009

To:

Nicholas Pysson Tia Nelson 1704 Wildflower Way Sedro-Woolley, WA, 98284

> Amount Enc. Amount Due \$527.85

		\$327.83	
Date	Transaction	Amount	Balance
07/01/2009	INV #FC 256. Due 07/01/2009.	25.00	280.20
	Finance Charge		
	Fin Chg \$25.00		
	Invoice #1183 for 57.55 on 04/01/2009		
	Invoice #1246 for 57.55 on 05/01/2009		
07/31/2009	INV #FC 268. Due 07/31/2009.	25.00	305.20
	Finance Charge		
	Fin Chg \$25.00		
	Invoice #1183 for 57.55 on 04/01/2009		
	Invoice #1246 for 57.55 on 05/01/2009		
	Invoice #1307 for 57.55 on 06/01/2009		262.75
08/01/2009	INV #1429. Due 09/01/2009.	57.55	362.75
	Dues - Detached \$57.55	57.55	420.30
09/01/2009	INV #1490. Due 10/01/2009.	57.55	420.30
	Dues - Detached \$57.55	25.00	445.30
09/01/2009	INV #FC 277. Due 09/01/2009.		1443.50
	Finance Charge	N N	
	Fin Chg \$25.00 Invoice #1183 for 57.55 on 04/01/2009		
	Invoice #1183 for 57.55 on 05/01/2009	A [A	
	Invoice #1246 for 57.55 on 06/01/2009	god and the same	
	Invoice #1368 for 57.55 on 07/01/2009		
09/30/2009	INV #FC 287. Due 09/30/2009.	25.00	470.30
09/30/2009	Finance Charge	1 / / / 777	
	Fin Chg \$25.00		
	Invoice #1183 for 57.55 on 04/01/2009	and the second s	·
	Invoice #1246 for 57.55 on 05/01/2009		[
	Invoice #1307 for 57.55 on 06/01/2009		
	Invoice #1368 for 57.55 on 07/01/2009		
	Invoice #1429 for 57.55 on 08/01/2009		
10/01/2009	INV #1551. Due 11/01/2009.	57.55	527.85
	Dues - Detached \$57.55		
		The state of the s	

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
115.10	107.55	0.00	82.55	222.65	\$527.85

There is a \$25.00 late fee for any payments made after the 1st.

Please contact Wright Bookkeeping Inc PS, (360) 856-1890 regarding payment application. Your proof of payment is an endorsed cancelled check.

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