



200910300131  
Skagit County Auditor

10/30/2009 Page 1 of 5 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.	)
NELSON,	)
	)
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

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



200910300131  
Skagit County Auditor



reasonable cause, and is not clearly excessive under penalty of perjury.

Jamie Brill  
JAMIE BRILL - Secretary  
WILDFLOWER HOMEOWNER'S ASSOCIATION

Pat Hardy  
PAT HARDY - Treasurer  
WILDFLOWER HOMEOWNER'S ASSOCIATION

SUBSCRIBED AND SWORN to on Oct 29, 2009, by Jamie Brill and Pat Hardy.

Deanna Hagg  
Printed name: Deanna Hagg  
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 Due	Amount Enc.
				\$527.85	
Date	Transaction			Amount	Balance
07/01/2009	INV #FC 256. Due 07/01/2009. Finance Charge --- Fin Chg \$25.00 --- Invoice #1183 for 57.55 on 04/01/2009 --- Invoice #1246 for 57.55 on 05/01/2009			25.00	280.20
07/31/2009	INV #FC 268. Due 07/31/2009. 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			25.00	305.20
08/01/2009	INV #1429. Due 09/01/2009. --- Dues - Detached \$57.55			57.55	362.75
09/01/2009	INV #1490. Due 10/01/2009. --- Dues - Detached \$57.55			57.55	420.30
09/01/2009	INV #FC 277. Due 09/01/2009. 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 --- Invoice #1368 for 57.55 on 07/01/2009			25.00	445.30
09/30/2009	INV #FC 287. Due 09/30/2009. 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 --- Invoice #1368 for 57.55 on 07/01/2009 --- Invoice #1429 for 57.55 on 08/01/2009			25.00	470.30
10/01/2009	INV #1551. Due 11/01/2009. --- Dues - Detached \$57.55			57.55	527.85
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.

Page 3



200910300131

Skagit County Auditor

10/30/2009 Page

5 of

5 3:29PM