



201008020006

Skagit County Auditor

8/2/2010 Page 1 of 12 8:46AM

Return to:

Wildflower Homeowners Association
826 Metcalf Street PMB #45
Sedro-Woolley, WA 98284

Document Title: Amended Lien

Reference Number of Related Document: 200910300131

Grantor: PYSSON, NICHOLAS and
NELSON, TIA D.

Grantee: Wildflower Homeowner's Association

ABBREVIATED LEGAL DESCRIPTION: Sauk Mountian View Estates
North-Phase 1-Wildflower, Blk
1, Lot 40, Acres 0.05, (SWFC)

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

AMENDED LIEN

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

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 : 360 856-4945

Address: 826 Metcalf Street PMB # 45
Sedro-Woolley, WA 98284

2) This claim arises out of the Sauk Mountain View Estates North – Phase I – Wildflower 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 1 - Wildflower Declaration of Easement, Reservations, and Restrictive Covenants above referenced. The Sauk Mountain View Estates North – Phase 1 - Wildflower Declaration of Easement, Reservations, and Restrictive Covenants provides for the filing of a lien for the Failure to pay. The original lien was through October, 2009 in the amount of \$527.85. Grantors have now failed to pay through August 1, 2010 dues in the amount of \$1,549.22

3) Name of persons 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 1,
WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED
MAY 9, 2003, UNDER AUDITOR'S FILE NO. 20030509001,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

CLAIM OF LIEN - 2



201008020006
Skagit County Auditor

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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

5) Name of the owners or reputed owners: Nicholas Pysdson and Tia D. Nelson

6) The Association dues are payable pursuant to the statement, a copy of which is attached.

7) Principal amount for which the lien is claimed is \$1,549.22

8) If the Claimant is the assignee of this claim so state here: Not Applicable.

WILDFLOWER HOMEOWNER'S ASSOCIATION
Claimant

By: Kenda Morgan

Printed Name: Kenda Morgan

Title - Treasurer

By: Chris Kennedy

Printed Name: Chris Kennedy

Title - President

Address: 826 Metcalf Street PMB # 45
Sedro-Woolley, WA 98284

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

Kenda Morgan and Chris Kennedy being first duly sworn on oath deposes and says:

We are the Treasurer and President, 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

CLAIM OF LIEN - 3



201008020006

Skagit County Auditor

that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

Kenda Morgan
KENDA MORGAN – Treasurer
WILDFLOWER HOMEOWNER'S ASSOCIATION

Chris Kennedy
CHRIS KENNEDY – President
WILDFLOWER HOMEOWNER'S ASSOCIATION

SUBSCRIBED AND SWORN to on JULY 28, 2010, by Kenda Morgan and Chris Kennedy.



Elaine L. Wright
Printed Name: Elaine L. Wright
~~Wright Bookkeeping Incorporated~~
Notary Republic in and for the State of
Washington, residing at Sedro-Woolley.
My appointment expires : 6/4/13

CLAIM OF LIEN - 4



201008020006
Skagit County Auditor

8/2/2010 Page 4 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

Amount Due	Amount Enc.
\$1,549.22	

Date	Transaction	Amount	Balance		
10/30/2009	Balance forward		527.85		
10/31/2009	INV #FC 301. Due 10/31/2009. 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 --- Invoice #1368 for 57.55 on 07/01/2009 --- Invoice #1429 for 57.55 on 08/01/2009 --- Invoice #1490 for 57.55 on 09/01/2009	25.00	552.85		
11/01/2009	INV #1612. Due 12/01/2009. --- Dues - Detached \$57.55	57.55	610.40		
11/18/2009	INV #1637. Due 12/01/2009. --- Legal \$166.32	166.32	776.72		
11/30/2009	INV #FC 310. Due 11/30/2009. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009	25.00	801.72		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22

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.

President - Chris Kennedy 755-1695 ckenedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006
 Skagit County Auditor

8/2/2010 Page

5 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
12/01/2009	INV #1678. Due 01/01/2010. --- Dues - Detached \$57.55				57.55	859.27
01/01/2010	INV #1739. Due 02/01/2010. --- Dues - Detached \$57.55				57.55	916.82
01/01/2010	INV #FC 321. Due 01/01/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009				25.00	941.82
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckennedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006

Skagit County Auditor

8/2/2010 Page 6 of 12 8:46AM

Wildflower Community Homeowners Association

826 Metcalf St. PMB 45
Sedro-Woolley, WA 98284

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
01/31/2010	INV #FC 334. Due 01/31/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009				25.00	966.82
02/01/2010	INV #1800. Due 03/01/2010. --- Dues - Detached \$57.55				57.55	1,024.37
03/01/2010	INV #1941. Due 04/01/2010. --- Dues - Detached \$66.97				66.97	1,091.34
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckennedy@fidalgo.net
Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006
Skagit County Auditor

8/2/2010 Page 7 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
03/01/2010	INV #FC 346. Due 03/01/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009 --- Invoice #1739 for 57.55 on 01/01/2010				25.00	1,116.34
04/01/2010	INV #2002. Due 05/01/2010. --- Dues - Detached \$66.97				66.97	1,183.31
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckennedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006
 Skagit County Auditor

8/2/2010 Page 8 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
04/01/2010	INV #FC 364. Due 04/01/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009 --- Invoice #1739 for 57.55 on 01/01/2010 --- Invoice #1800 for 57.55 on 02/01/2010				25.00	1,208.31
05/01/2010	INV #2063. Due 06/01/2010. --- Dues - Detached \$66.97				66.97	1,275.28
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckennedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006

Skagit County Auditor

8/2/2010 Page 9 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

Amount Due	Amount Enc.
\$1,549.22	

Date	Transaction				Amount	Balance
05/01/2010	INV #FC 373. Due 05/01/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009 --- Invoice #1739 for 57.55 on 01/01/2010 --- Invoice #1800 for 57.55 on 02/01/2010 --- Invoice #1941 for 66.97 on 03/01/2010				25.00	1,300.28
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckenedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006
 Skagit County Auditor

8/2/2010 Page 10 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
05/31/2010	INV #FC 385. Due 05/31/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009 --- Invoice #1739 for 57.55 on 01/01/2010 --- Invoice #1800 for 57.55 on 02/01/2010 --- Invoice #1941 for 66.97 on 03/01/2010 --- Invoice #2002 for 66.97 on 04/01/2010				25.00	1,325.28
06/01/2010	INV #2124. Due 07/01/2010. --- Dues - Detached \$66.97				66.97	1,392.25
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckennedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



8/2/2010 Page 11 of 12 8:46AM

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

Statement

Date

07/31/2010

To:

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

					Amount Due	Amount Enc.
					\$1,549.22	
Date	Transaction				Amount	Balance
06/30/2010	INV #FC 398. Due 06/30/2010. 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 --- Invoice #1490 for 57.55 on 09/01/2009 --- Invoice #1551 for 57.55 on 10/01/2009 --- Invoice #1612 for 57.55 on 11/01/2009 --- Invoice #1637 for 166.32 on 11/18/2009 --- Invoice #1678 for 57.55 on 12/01/2009 --- Invoice #1739 for 57.55 on 01/01/2010 --- Invoice #1800 for 57.55 on 02/01/2010 --- Invoice #1941 for 66.97 on 03/01/2010 --- Invoice #2002 for 66.97 on 04/01/2010 --- Invoice #2063 for 66.97 on 05/01/2010				25.00	1,417.25
07/01/2010	INV #2185. Due 08/01/2010. --- Dues - Detached \$66.97				66.97	1,484.22
07/20/2010	INV #2209. Due 08/01/2010. --- Legal \$65.00				65.00	1,549.22
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due	
131.97	66.97	91.97	25.00	1,233.31	\$1,549.22	

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.

President - Chris Kennedy 755-1695 ckenedy@fidalgo.net
 Vice President - Jesse Bergdahl funlvnwtgy@aol.com 425-387-5145
 Treasurer - Kenda Morgan 856-4945 kendamorgan@live.com
 Secretary - Kelly Gallagher 421-6498 kellykelley23@hotmail.com
 Resident Architectual Rep. - Dan Arola cardanaro@hotmail.com 856-4725



201008020006
 Skagit County Auditor