



201102080041
Skagit County Auditor

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Return to:

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

Document Title: Claim of Lien

Grantor: Wildflower Homeowner's Association

Grantee: Romero, Tomas

ABBREVIATED LEGAL DESCRIPTION:

Sauk Mountain View Estates
North-Phase 1-Wildflower, Blk
1, Lot 30, Acres 0.05, (SWFC)

ASSESSOR'S TAX PARCEL NUMBER: P120335/4813-000-030-0000

CLAIM OF LIEN

WILDFLOWER HOMEOWNER'S)
ASSOCIATION,)
)
Claimant,)
)
vs.)
)
Tomas Romero,)
)
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 : 360 856-4945

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. Grantors have failed to pay through February 1, 2010 dues in the amount of \$ 797.73

- 3) Name of person indebted to the Claimant: Tomas Romero

4) Description of the property against which a lien is Claimed: 1902 Wildflower Way, Sedro-Woolley, Washington 98284
Legally described as follows:

LOT 30, 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



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SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number : P120335 / 4813-000-030-0000

- 5) Name of the owner or reputed owner: Tomas Romero.
- 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 \$ 797.73
- 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

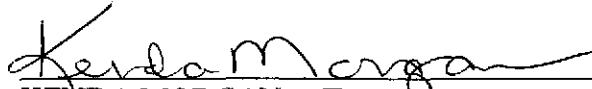
CLAIM OF LIEN - 3

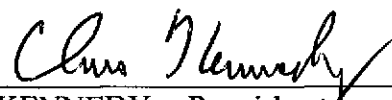


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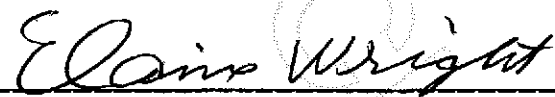
that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.


KENDA MORGAN – Treasurer
WILDFLOWER HOMEOWNER'S ASSOCIATION


CHRIS KENNEDY – President
WILDFLOWER HOMEOWNER'S ASSOCIATION

SUBSCRIBED AND SWORN to on FEBRUARY 7, 2010, by
Kenda Morgan and Chris Kennedy.




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

CLAIM OF LIEN - 4



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

Statement

Date

02/03/2011

To:

Tomas Romero
1902 Wildflower Way
Sedro-Woolley, WA, 98284

		Amount Due	Amount Enc.		
		\$797.73			
Date	Transaction	Amount	Balance		
05/31/2010	Balance forward		66.97		
06/01/2010	INV #2114. Due 07/01/2010. --- Dues - Detached \$66.97	66.97	133.94		
06/08/2010	PMT #2049.	-66.97	66.97		
07/01/2010	INV #2175. Due 08/01/2010. --- Dues - Detached \$66.97	66.97	133.94		
08/01/2010	INV #FC 411. Due 07/31/2010. Finance Charge --- Fin Chg \$25.00	25.00	158.94		
08/01/2010	INV #2246. Due 09/01/2010. --- Dues - Detached \$66.97	66.97	225.91		
09/01/2010	INV #2308. Due 10/01/2010. --- Dues - Detached \$66.97	66.97	292.88		
09/01/2010	INV #FC 441. Due 08/31/2010. Finance Charge --- Fin Chg \$25.00	25.00	317.88		
10/01/2010	--- Invoice #2114 for 66.97 on 06/01/2010 --- Invoice #2175 for 66.97 on 07/01/2010 INV #2369. Due 11/01/2010. --- Dues - Detached \$66.97	66.97	384.85		
10/01/2010	INV #FC 458. Due 11/01/2010. Finance Charge --- Fin Chg \$25.00	25.00	409.85		
11/01/2010	INV #2431. Due 12/01/2010. --- Dues - Detached \$71.97	71.97	481.82		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
96.97	96.97	96.97	96.97	409.85	\$797.73

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
Resident Architectural Rep. - Dan Arola cardanaro@hotmail.com 856-4725



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Statement

Date

02/03/2011

To:

Tomas Romero
1902 Wildflower Way
Sedro-Woolley, WA, 98284

		Amount Due	Amount Enc.		
		\$797.73			
Date	Transaction	Amount	Balance		
11/01/2010	INV #FC 572. Due 12/01/2010. Finance Charge --- Fin Chg \$25.00 --- Invoice #2114 for 66.97 on 06/01/2010 --- Invoice #2175 for 66.97 on 07/01/2010 --- Invoice #2246 for 66.97 on 08/01/2010 --- Invoice #2308 for 66.97 on 09/01/2010 --- Invoice #2369 for 66.97 on 10/01/2010	25.00	506.82		
12/01/2010	INV #2492. Due 01/01/2011. --- Dues - Detached \$71.97	71.97	578.79		
12/01/2010	INV #FC 612. Due 01/01/2011. Finance Charge --- Fin Chg \$25.00 --- Invoice #2114 for 66.97 on 06/01/2010 --- Invoice #2175 for 66.97 on 07/01/2010 --- Invoice #2246 for 66.97 on 08/01/2010 --- Invoice #2308 for 66.97 on 09/01/2010 --- Invoice #2369 for 66.97 on 10/01/2010 --- Invoice #2431 for 71.97 on 11/01/2010	25.00	603.79		
01/01/2011	INV #2554. Due 02/01/2011. --- Dues - Detached \$71.97	71.97	675.76		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
96.97	96.97	96.97	96.97	409.85	\$797.73

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Sedro-Woolley, WA, 98284

		Amount Due	Amount Enc.		
		\$797.73			
Date	Transaction	Amount	Balance		
01/01/2011	INV #FC 657. Due 02/01/2011. Finance Charge --- Fin Chg \$25.00 --- Invoice #2114 for 66.97 on 06/01/2010 --- Invoice #2175 for 66.97 on 07/01/2010 --- Invoice #2246 for 66.97 on 08/01/2010 --- Invoice #2308 for 66.97 on 09/01/2010 --- Invoice #2369 for 66.97 on 10/01/2010 --- Invoice #2431 for 71.97 on 11/01/2010 --- Invoice #2492 for 71.97 on 12/01/2010	25.00	700.76		
02/01/2011	INV #2615. Due 03/01/2011. --- Dues - Detached \$71.97	71.97	772.73		
02/01/2011	INV #FC 682. Due 03/01/2011. Finance Charge --- Fin Chg \$25.00 --- Invoice #2114 for 66.97 on 06/01/2010 --- Invoice #2175 for 66.97 on 07/01/2010 --- Invoice #2246 for 66.97 on 08/01/2010 --- Invoice #2308 for 66.97 on 09/01/2010 --- Invoice #2369 for 66.97 on 10/01/2010 --- Invoice #2431 for 71.97 on 11/01/2010 --- Invoice #2492 for 71.97 on 12/01/2010 --- Invoice #2554 for 71.97 on 01/01/2011	25.00	797.73		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
96.97	96.97	96.97	96.97	409.85	\$797.73

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