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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: Lane, Merlin Joey and Rebecca

ABBREVIATED LEGAL DESCRIPTION:

Sauk Mountain View Estates
North-Phase 1-Wildflower, Blk
1, Lot 23, Acres 0.06, (SWFC)

ASSESSOR'S TAX PARCEL NUMBER: P120328/4813-000-023-0000

CLAIM OF LIEN

WILDFLOWER HOMEOWNER'S
ASSOCIATION,

Claimant,

vs.

MERLIN JOEY and REBECCA LANE,

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 I - Wildflower Declaration of Easement, Reservations, and Restrictive Covenants above referenced. The Sauk Mountain View Estates North – Phase I - 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 AUGUST 29, 2011 dues in the amount of \$ 1095.35

- 3) Name of person indebted to the Claimant: Merlin Joey and Rebecca lane

4) Description of the property against which a lien is Claimed: 1620 Wildflower Way, Sedro-Woolley, Washington 98284
Legally described as follows:

LOT 23, 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 : P120328 / 4813-000-023-0000

5) Name of the owner or reputed owner: Merlin Joey and Rebecca Lane

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
\$1095.35

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)
COUNTY OF SKAGIT) ss.

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



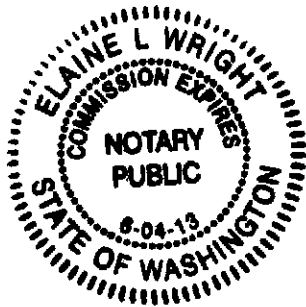
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that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

Kenda R Morgan
KENDA MORGAN – Treasurer
WILDFLOWER HOMEOWNER'S ASSOCIATION

Chris Kennedy
CHRIS KENNEDY – President
WILDFLOWER HOMEOWNER'S ASSOCIATION

SUBSCRIBED AND SWORN to on AUGUST 29, 2011, by
Kenda Morgan and Chris Kennedy.



Elaine L. Wright
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

08/29/2011

To:

Nelville & Son Properties, LLC
Merlin and Rebecca Lane
10409 110th St NE
Arlington, WA 98223

Amount Due	Amount Enc.
\$1,095.35	

Date	Transaction	Amount	Balance		
09/30/2010	Balance forward		394.25		
10/01/2010	1620 Wildflower Way- INV #2362. Due 11/01/2010. --- Dues - Attached \$63.85	63.85	458.10		
10/01/2010	INV #FC 456. Due 11/01/2010. Finance Charge --- Fin Chg \$25.00	25.00	483.10		
11/01/2010	INV #2424. Due 12/01/2010. --- Dues - Attached \$68.85	68.85	551.95		
11/01/2010	INV #FC 571. Due 12/01/2010. Finance Charge --- Fin Chg \$25.00	25.00	576.95		
11/08/2010	PMT #5585.	-152.70	424.25		
12/01/2010	INV #2485. Due 01/01/2011. --- Dues - Attached \$68.85	68.85	493.10		
12/01/2010	INV #FC 607. Due 01/01/2011. Finance Charge --- Fin Chg \$25.00	25.00	518.10		
12/28/2010	PMT #7228.	-241.55	276.55		
01/01/2011	INV #2547. Due 02/01/2011. --- Dues - Attached \$68.85	68.85	345.40		
01/01/2011	INV #FC 656. Due 02/01/2011. Finance Charge --- Fin Chg \$25.00	25.00	370.40		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
161.85	93.85	68.85	118.85	651.95	\$1,095.35

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@comcast.net



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Amount Due	Amount Enc.
\$1,095.35	

Date	Transaction			Amount	Balance
02/01/2011	INV #2608. Due 03/01/2011. --- Dues - Attached \$68.85			68.85	439.25
02/01/2011	INV #FC 681. Due 03/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	464.25
03/01/2011	INV #FC 704. Due 04/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	489.25
03/01/2011	INV #2674. Due 04/01/2011. --- Dues - Attached \$68.85			68.85	558.10
04/01/2011	INV #FC 736. Due 04/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	583.10
04/01/2011	INV #2736. Due 05/01/2011. --- Dues - Attached \$68.85			68.85	651.95
05/01/2011	INV #2798. Due 06/01/2011. --- Dues - Attached \$68.85			68.85	720.80
05/01/2011	INV #FC 750. Due 06/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	745.80
06/01/2011	INV #FC 777. Due 06/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	770.80
06/01/2011	INV #2859. Due 07/01/2011. --- Dues - Attached \$68.85			68.85	839.65
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
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				Amount Due	Amount Enc.
				\$1,095.35	
Date	Transaction			Amount	Balance
07/01/2011	INV #2920. Due 08/01/2011. --- Dues - Attached \$68.85			68.85	908.50
07/01/2011	INV #FC 792. Due 08/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	933.50
08/01/2011	INV #FC 821. Due 09/01/2011. Finance Charge --- Fin Chg \$25.00			25.00	958.50
08/01/2011	INV #2981. Due 09/01/2011. --- Dues - Attached \$68.85			68.85	1,027.35
08/29/2011	INV #3025. Due 10/01/2011. --- Legal \$68.00			68.00	1,095.35
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
161.85	93.85	68.85	118.85	651.95	\$1,095.35

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