


Filed for Recording at the Request of:
Jeffrey J. Miller
Attorney at Law
16625 Mountain View Road
Mount Vernon, WA 98274


201302260034
Skagit County Auditor
2/26/2013 Page 1 of 2 1:12PM

NOTICE OF CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

Grantor(s): Thomas Lee Robinson, an unmarried man

Grantee(s): Cavanaugh Vistas Homeowners' Association, a Washington non-profit corporation

Legal Description: LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 05-0919 RECORDED UNDER
AF#200612080121, BEING A PORTION OF CAVANAWOOD SUB 1, LOT B

Tax Parcel ID #(s): P125306

NOTICE IS HEREBY GIVEN that a lien for Cavanaugh Vistas Homeowners' Association charges and assessments exists, pursuant to the:

- 1) Declaration of Covenants, Conditions and Restrictions dated December 8, 2006 (the CC&Rs), recorded under Skagit County Auditor File No. 200612080123, and against the above referenced property; and
- 2) Cavanaugh Vistas Easements & Maintenance Agreement (the Agreement) dated December 8, 2006, recorded under Skagit County Auditor File No. 200612080127, and against the above described real property.

The name of the record owner(s) of the real property involved is: Thomas Lee Robinson, an unmarried man.

The amount of delinquent charges and assessments at the time of recordation of this notice is: \$1,353.00 including \$770.00 for unpaid homeowners' association fees, \$73.00 for recording the lien with the Skagit County Auditor, \$10.00 notary fee and \$500.00 for attorney's fees due Jeffrey J. Miller, attorney at law for preparing this lien. Notice is also given that all future charges and assessments remaining unpaid, plus interest thereon, shall also be subject to the lien claim made herein.

Notice is also given that, pursuant to the CC&Rs and the Agreement that enforcement of said lien shall include all the costs and expenses incurred in connection herewith, including attorneys' fees, all of which shall be secured by the lien hereby claimed.

I, Jeffrey J. Miller being first duly sworn, state that I am the President of the Cavanaugh Vistas Homeowners' Association and as such have knowledge of the facts contained in the foregoing Notice of Claim of Lien; that I am authorized to make this verification on behalf of Cavanaugh Vistas Homeowners' Association; I have read the foregoing Notice of Claim of Lien, know the contents thereof, and believe the same to be just and true.

Jeffrey J Miller
Jeffrey J Miller

STATE OF WASHINGTON)

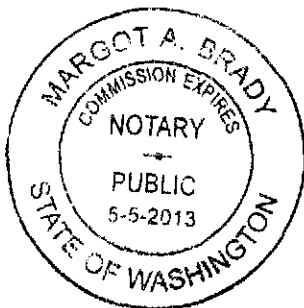
) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me, Jeffrey J Miller, to me known to be the President of the Cavanaugh Vistas Homeowners Association, and on oath verified that he was authorized to execute this document on behalf of Cavanaugh Vistas Homeowners' Association for the uses therein mentioned.

GIVEN under my hand and official seal this 26 day of February, 2013.

Margot A. Brady
Print name



Margot A. Brady
Signature
NOTARY PUBLIC in and for the State of Washington
Residing at: Mount Vernon
Notary Expires: 5-5-2013



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Skagit County Auditor