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Skagit County Auditor

\$73.00

8/21/2014 Page

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2 1:20PM

**NOTICE OF LIEN AGAINST PROPERTY
FOR SUMS NOT PAID TO PROPERTY OWNERS ASSOCIATION**

THE STATE OF WASHINGTON, COUNTY OF SKAGIT § WHEREAS, **Keith P. Welch** (the "Owner") is the owner of the real property locally known as **857 Tinas Coma Lane, Burlington, Washington** and legally known as **Parcel No. P117052 & Described as (0.4300 ac) TINAS COMA, LOT 17, ACRES 0.43, 4755-000-017-0000 01 32 35 04** according to the **Skagit County Assessor Records and Recording** (the "Property");

WHEREAS, the Property is subject to the Articles of Incorporation and By-Laws of the **Tinas Coma Owners Association** & any amendments on association dues & assessments & all recording information (the "Declaration");

WHEREAS, under the Declaration, the **Tinas Coma Owners Association, Inc.** (the "Association") has a contractual lien on the Property for unpaid assessments and other sums owed by such Owner to the Association (the "Lien");

WHEREAS, of the date of this Notice of Lien, the Owner has failed to pay to the Association sums totaling **\$ 1,001.70**;

NOW THEREFORE, the Association hereby files its Notice of Lien against the Property, as authorized under the Declaration.

Total Indebtedness as of the date of this Notice of Lien, the amount due and owing to the Association for unpaid dues assessments & interest of 1 per percent per month and other sums is **\$1,001.70**, plus **\$100.00** in costs associated with filing this Notice, for a total unpaid amount of **\$1,101.70** (the "Indebtedness").

Such amount will accrue interest and costs of collection as provided in the Declaration until paid. Additional amounts assessed against the Property which accrue after the date of this Notice of Lien and which are not paid shall be automatically added to the Lien. Moreover, the Association shall not rescind this Notice of Lien without full payment of the Indebtedness and attorney's fees and recording costs incurred to date, plus any additional delinquent sums and attorney's fees incurred hereafter and reimbursement of recording costs and attorney's fees incurred in preparing and reviewing any necessary documents to effectively rescind this Notice of Lien, by the association of: **TINAS COMA OWNERS ASSOCIATION, INC.**, a Washington non-profit corporation.

Stephen Winters, being sworn, says: I am the President of the **Tinas Coma Owners Association**, administrator & representative trustee of above named Association; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

(Signature) *Stephen Winters* (Date) 8-21-14

STATE OF WASHINGTON & COUNTY OF SKAGIT, I certify that I know or have satisfactory evidence that **Stephen Winters** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn to before me this 21st day of August, 2014.

(Signature) *Jordan T. Brodland* My appointment expires 6-18-2018

(Seal or stamp)

