

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Klinger Estates HOA  
350 Klinger Street  
Sedro-Woolley, WA 98284



201604190015

Skagit County Auditor

\$75.00

4/19/2016 Page

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3 10:47AM

### NOTICE OF LIEN

Reference No.:

Grantor (s)/Debtor:

ELIZABETH A. MCCLAUGHLIN

Grantee (s)/Claimant:

KLINGER ESTATES OWNERS ASSOCIATION,  
a Washington Nonprofit Corporation

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal:

Lot 78, PLAT OF KLINGER ESTATES

Additional Legal on page(s):

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Assessor's Tax Parcel No.:

P124496/4891-000-078-0000

## NOTICE OF LIEN

KLINGER ESTATES OWNERS ASSOCIATION,  
a Washington Nonprofit Corporation,

Claimant,

vs.

ELIZABETH A. MCCLAUGHLIN,

Name of person/entity indebted to claimant.

NOTICE IS HEREBY GIVEN that the KLINGER ESTATES OWNERS ASSOCIATION, a Washington Nonprofit Corporation, the Claimant above named, does hereby claim a lien against the real property described below for unpaid annual dues and/or assessments in the amount of \$787.60, together with interest thereon at the rate of 12% per annum from March 3, 2016, attorney's fees and/or collection costs of \$300.00, fees and costs of \$150.00, and any future unpaid dues and/or assessments, together with interest, fines, attorney fees and collection costs. (Interest on principal at 12% per annum)

This Claim of Lien is filed pursuant to the Declaration of Covenants, Conditions, and Restrictions of Klinger Estates recorded on May 8, 2006 under Skagit County Auditor's File No. 200605080212, as amended by the Amended Declaration of Covenants, Conditions, and Restrictions of Klinger Estates recorded on July 7, 2006 under Skagit County Auditor's File No. 200607070003, and as amended by the Amendment to Declaration of Covenants, Conditions and Restrictions of Klinger Estates recorded on October 28, 2008 under Skagit County Auditor's File No. 200810280083, together with any subsequent amendments and/or restatements thereto.

This Claim of Lien is against the real property described as follows:

Lot 78, PLAT OF KLINGER ESTATES, recorded May 8, 2006  
under Auditor's File No. 200605080213, records of Skagit  
County, Washington.

Situated in Skagit County, Washington.

which real property is identified by Skagit County Assessor's parcel number and tax identification numbers P124496 and 4891-000-078-0000, respectively, and for which property the owner or reputed owners is Elizabeth A. McLaughlin whose mailing address is: 306 Helen Street, Sedro-Woolley, WA 98284.

DATED this 18<sup>th</sup> day of April, 2016.

KLINGER ESTATES OWNERS ASSOCIATION,  
a Washington Nonprofit Corporation

By *Daniel Dickinson*  
DANIEL DICKINSON, Its President  
338 Helen Street  
Sedro-Woolley, WA 98284  
Telephone: (360) 873-8189

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that DANIEL DICKINSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of KLINGER ESTATES OWNERS ASSOCIATION, a Washington Nonprofit Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 18<sup>th</sup> day of April, 2016.



*Virginia S. Voigt*  
NOTARY PUBLIC  
Print Name of Notary: VIRGINIA S. VOIGT  
My appointment expires: 6/1/17