

UNOFFICIAL DOCUMENT



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Skagit County Auditor

\$78.00

4/6/2017 Page

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2:52PM

Return to:

Wildflower Homeowners Association
P.O. Box 857
Sedro-Woolley, WA 98284

Document Title: Claim of Lien

Grantor: Wildflower Homeowner's Association

Grantee: Ralph, Derek J.

ABBREVIATED LEGAL DESCRIPTION: Sauk Mountian View Estates
North-Phase 1-Wildflower, Blk
1, Lot 44, Acres 0.06, (SWFC)

ASSESSOR'S TAX PARCEL NUMBER: P120349/4813-000-044-0000

CLAIM OF LIEN

WILDFLOWER HOMEOWNER'S)
ASSOCIATION,)
)
 Claimant,)
)
 vs.)
)
 Ralph, Derek J.)
)
 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:

1) NAME OF LIEN CLAIMANT: WILDFLOWER HOMEOWNER'S ASSOCIATION

Telephone Number : 425 280-3987

Address: P.O. Box 857
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 dues through February 28, 2017 dues in the amount of \$ 803.30, along with any future dues, and/or late payment charges, 12% interest annually, filing fees for the Claim of Lien and the Release of Lien, and any other associated costs such as mailing costs, lawyer costs, etc.

3) Name of person indebted to the Claimant: Ralph, Derek J.

4) Description of the property against which a lien is Claimed: 1655 Wildflower Way, Sedro-Woolley, Washington 98284
Legally described as follows:

LOT 44, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED MAY 9, 2003, UNDER AUDITOR'S FILE NO. 200305090001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number : P120349 / 4813-000-044-0000

- 5) Name of the owner or reputed owner: Ralph, Derek J.
- 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 \$ 803.30, plus any future dues and late fees, 12% interest annually, Claim of Lien and the Release of lien costs, and any other associated costs such as mailing costs, lawyer fees, etc.
- 8) If the Claimant is the assignee of this claim so state here: Not Applicable.

WILDFLOWER HOMEOWNER'S ASSOCIATION
Claimant

By: *Gil Ormbrek*
Printed Name: Gil Ormbrek
Title - President

By: *Kenda Morgan*
Printed Name: Kenda Morgan
Title - Vice-President

Address: P.O. Box 857
Sedro-Woolley, WA 98284

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

Gil Ormbrek and Kenda Morgan being first duly sworn on oath deposes and says: We are the Acting President and Vice-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

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

Gil Ormbrek

Gil Ormbrek - President
WILDFLOWER HOMEOWNER'S ASSOCIATION

Kenda Morgan

Kenda Morgan - Vice-President
WILDFLOWER HOMEOWNER'S ASSOCIATION

SUBSCRIBED AND SWORN to on April 6, 2017, by Gil Ormbrek and Kenda Morgan.



Bonnie K. Irish

Printed Name: Bonnie K. Irish
Notary Republic in and for the State of Washington, residing at Sedro-Woolley.
My appointment expires : 5/19/19