

After recording, return to:

Law Offices of Gregory E. Thulin P.S.
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6643



Skagit County Auditor

5/19/2017 Page

1 of

\$75.00

3 10:40AM

Digby Heights Homeowners
Association, a Washington non-profit
corporation,

Claimant,

vs.

Sam Baker and Adreen Baker, husband
and wife,

Owners.

NOTICE OF LIEN AGAINST OWNER
FOR UNPAID ASSESSMENTS

APN: 6002-000-000-0126

PID: P130989

NOTICE IS HEREBY GIVEN that Digby Heights Homeowners Association (the "Association"), has a lien under RCW 64.38.020 upon the following described real property located in Skagit County, Washington:

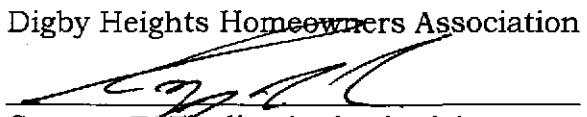
Lot 126, Digby Heights, Phase III, according to the plat thereof, recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington, situated in Skagit County, Washington,

the owners or reputed owners of which lot are Sam and Adreen Baker, husband and wife, for the sum of \$1,344.08, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such obligation, late fees, costs, expenses and attorneys' fees reasonably incurred in preparing, recording and enforcing this lien. An itemization of this sum is attached hereto as Exhibit "A". In addition to the assessment, common assessments and other charges will continue to accrue on a monthly basis, plus interest at the rate of 12% per annum on the unpaid balance, along with additional attorney's fees and costs of enforcement.

DATED this 18th day of May, 2017.

CLAIMANT:

Digby Heights Homeowners Association


Gregory E. Thulin, Authorized Agent

STATE OF WASHINGTON

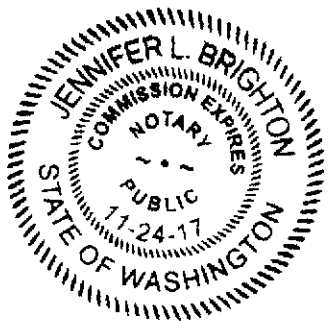
ss.

COUNTY OF WHATCOM

Gregory E. Thulin, being sworn, says: I am the Authorized Agent of the claimant above named; I have heard the foregoing claim read and know the contents thereof, and believe the same to be true and just.


Gregory E. Thulin

Subscribed and Sworn to before me this 18th day of May, 2017.





Notary Public in and for the State of Washington
Printed Name: Jennifer L. Brighton
My commission expires: 11-24-17

EXHIBIT "A"

Monthly delinquent assessments from 9-27-16 thru 5-1-17	\$ 688.00
Accrued late fees from 9-30-16 thru 4-17-17	\$ 60.00
Lien recording fees (filing & release)	\$ 149.00
Certified mail	\$ 7.08
Attorney's fees	<u>\$ 440.00</u>
TOTAL:	\$ 1,344.08