



201707200076

Skagit County Auditor

7/20/2017 Page

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\$74.00

2:43PM

Grantor/Owner: Robert Dean Ward
Grantee/Claimant: Avery Lane Community Association
Legal: Tract 2, Skagit County Short Plat No. 10-84
Tax Parcel No.: P36597

**CLAIM OF LIEN
FOR DELINQUENT ASSESSMENTS**

Notice is hereby given that AVERY LANE COMMUNITY ASSOCIATION, a Washington non-profit corporation, claims a lien pursuant to chapter 60.04 RCW against the real property described below for unpaid assessments. In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT: Avery Lane Community Association
TELEPHONE NUMBER: (360) 391-3089
ADDRESS: 8156 Avery Lane
Sedro-Woolley, WA 98284

2. PURPOSE OF THE LIEN. For non-payment of assessments and other charges due to the Avery Lane Community Association. The total amount of the assessments and annual dues at this date is \$1,970.00, together with 12% interest since June 2014 in the amount of \$410.52, plus attorney fees and/or collection costs of \$350.00, and fees and costs of \$150.00, for a total of \$2,880.52 as of July 7, 2017, and any future unpaid dues and/or assessments, together with interest, fines, attorney fees, and collection costs. The claim of Lien is filed pursuant to the Restrictive and Protective Covenants of Avery Lane Short Plat recorded on October 22, 1985 under Skagit County Auditor's File No. 8510220046, together with any subsequent amendments and/or restatements, and the Articles of Incorporation of the Avery Lane Community Association.

3. NAME OF PERSON INDEBTED TO THE CLAIMANT: Robert Dean Ward.

4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

Tract 2, Skagit County Short Plat No. 10-84, approved November 5, 1985 and recorded November 5, 1985 in book 7 of Short Plats, page 50 under Auditor's File No. 8511060001 and being a portion of the West Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;

An easement for ingress, egress and utilities over Avery Lane, as shown on the face of Skagit County Short Plat No. 10-85, approved November 5, 1985 in book 7 of Short Plats, page 50 under Auditor's File No. 8511060001 and being a portion of the West Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

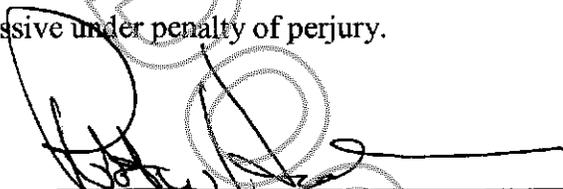
Which real property is identified by Skagit County Assessor's parcel number and tax identification numbers P36597 / 350414-2-001-0210.

5. ADDRESS OF PROPERTY AGAINST WHICH LIEN IS CLAIMED:

8047 Avery Lane
Sedro-Woolley, WA 98284

6. NAME OF THE OWNER OR REPUTED OWNER: Robert Dean Ward.

I, Robert Heckendorn, being sworn, says: I am the President of Avery Lane Community 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.



Robert Heckendorn

SUBSCRIBED and sworn to before me this 2 day of July 2017.





NOTARY PUBLIC in and for the
State of Washington residing at:
Sedro-Woolley
Commission expires: 6-20-18