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06/11/2018 10:11 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

After recording, return to:

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

Rosewood Homeowners Association, a
Washington non-profit corporation,

Claimant,

vs.

Benjamin Briner and Jamie Briner,
husband and wife,

Owners.

**NOTICE OF LIEN AGAINST OWNER
FOR UNPAID ASSESSMENTS**

APN: P121927

XRefID: 4842-000-083-0000

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

Lot 83, Rosewood P.U.D. Phase 2, Division II, as recorded on August 17, 2004, under Auditor's File No. 200408170112, records of Skagit County, Washington, situate in Skagit County, Washington,

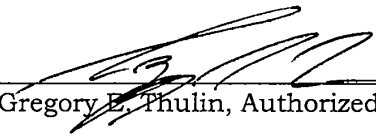
the owners or reputed owners of which lot are Benjamin Briner and Jamie Briner, husband and wife, for the sum of \$1,618.20, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each 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.

This lien is continuing in nature and updates any prior liens filed against the above-described real property.

DATED this 7th day of June, 2018.

CLAIMANT:

Rosewood Homeowners Association

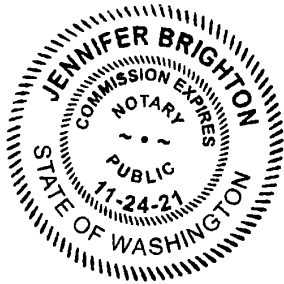

Gregory E. Thulin, Authorized Agent

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 7th day of June, 2018.





Notary Public in and for the State of Washington
Printed Name: Jennifer Brighton
My commission expires: 11-24-21

EXHIBIT "A"

| | |
|---|------------------|
| Delinquent assessments from 4-30-16 thru 1-3-18 in the amount of \$300/yr. less payments | \$ 1,000.00 |
| Late fee @ \$25 mo. due 5-3-18 | \$ 25.00 |
| Lien recording fees (filing & release) | \$ 201.00 |
| Certified mail | \$ 7.20 |
| Attorney's fees | <u>\$ 385.00</u> |
| TOTAL: | \$ 1,618.20 |