

After recording, return to:

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



201806110070

08/11/2018 10:11 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Rosewood Homeowners Association, a
Washington non-profit corporation,

Claimant,

vs.

Olatunde Oladimeji, a single person,

Owner.

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

APN: P121127

XRefID: 4827-000-102-0000

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 102, Rosewood P.U.D. Phase 2, Division 1, as recorded December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington, situate in Skagit County, Washington,

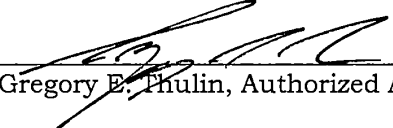
the owner or reputed owner of which lot is Olatunde Oladimeji, a single person, for the sum of \$2,493.20, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such obligation, 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

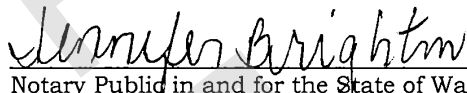
STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

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

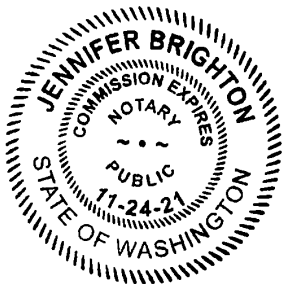


EXHIBIT "A"

| | |
|--|------------------|
| Delinquent assessments from 12-1-14 thru 5-1-18 in the amount of \$300/yr., less payments | \$ 1,275.00 |
| 12 late fees @ \$50 mo. for 2015 & 2016; late fee of \$25 assessed on 5-3-18 | \$ 625.00 |
| Lien recording fees (filing & release) | \$ 201.00 |
| Certified mail | \$ 7.20 |
| Attorney's fees | <u>\$ 385.00</u> |
| TOTAL: | \$ 2,493.20 |