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06/14/2018 10:12 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.

Romeo Ubungen, an unmarried person,

Owner.

NOTICE OF CONTINUING LIEN AGAINST OWNER FOR UNPAID ASSESSMENTS

APN: P116448

XRefID: 4745-000-002-000

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 2, Rosewood P.U.D. Phase 1, as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington, situate in Skagit County, Washington,

the owner or reputed owner of which lot is Romeo Ubunngen, for the sum of \$1,273.20, 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 13th day of June, 2018.

CLAIMANT:

Rosewood Homeowners Association

Gregory E. Thulin, Authorized Agent

STATE OF WASHINGTON

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. Thulir

Subscribed and Sworn to before me this 13th day of June, 2018.

RACHEL LYBBERT Notary Public State of Washington My Appointment Expires May 4, 2021 Notary Public in and for the State of Washington

Printed Name: Rachel Lybbert My commission expires: 05-04-21

EXHIBIT "A"

Delinquent assessments from 1/3/17 thru 6/11/18 in the		
amount of \$300/year	\$	600.00
Late fees @ 25.00	\$	25.00
Lien recording fees (filing & release)	\$	201.00
Certified mail	\$	7.20
Attorney's fees	<u>\$</u> _	440.00
TOTAL:	\$	1,273.20