

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Craig E. Cammock  
Skagit Law Group, PLLC  
227 Freeway Drive, Suite B  
Mount Vernon, WA 98273

201911150072

11/15/2019 11:29 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Grantor (s)/Debtor: MICHAEL HANSEN and DIANE HANSEN, husband and wife

Grantee (s)/Claimant: FIDALGO BAY COMMUNITY ASSOCIATION, a Washington Nonprofit Corporation

Abbreviated Legal: Lots 21-40, Blk 10, Fidalgo Bay Addition to Anacortes

Additional Legal Description: Pages 1-2

Assessor's Tax Parcel No.: P113109 / 3841-010-040-0100

FIDALGO BAY COMMUNITY ASSOCIATION, )  
a Washington Nonprofit Corporation, )  
Claimant, )  
vs. )  
MICHAEL HANSEN and DIANE HANSEN, )  
husband and wife, )  
Owners/Persons Indebted to Claimant )

**NOTICE OF  
CLAIM OF LIEN**

NOTICE IS HEREBY GIVEN that FIDALGO BAY COMMUNITY ASSOCIATION does hereby claim a lien against the real property legally described as follows:

PARCEL "A":

Lots 21 through 40, Block 10, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH those portions of streets vacated and abandoned by operation of law,

Skagit County Superior Court Cause No. 91-2-00133-5.  
Situate in the County of Skagit, State of Washington.

Subject to covenants, conditions, restrictions and easements, if any.

PARCEL "B":

A non-exclusive easement for ingress, egress, and underground utilities over that portion of the East ½ of vacated Wall Street, beginning at the North line of vacated Virginia Avenue (aka the intersection of San Juan Hill Lane and Wall Street) and terminating at the North line of vacated Washington Avenue, as described in the Plat of "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to covenants, conditions, restrictions and easements, if any.

The lien hereby claimed is pursuant to the terms of the Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay as recorded on December 10, 2010, under Skagit County Auditor's File No. 201012100104, as amended by the Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions of Fidalgo Bay recorded on October 30, 2012, under Skagit County Auditor's File No. 201210300055.

Grantee hereby claims a lien for unpaid fines for unauthorized tree removal in the amount of \$2,000.00. In addition, Grantee claims a lien for any late fees, attorney fees, and costs permitted by law, together with interest on principal at the rate of 12% per annum from October 2, 2019, thereon. The current amount due and owing to release this lien may be confirmed with the President of Fidalgo Bay Community Association.

DATED this 14<sup>th</sup> day of November, 2019.

SKAGIT LAW GROUP PLLC

By: 

Craig E. Cammock, WSBA #24185  
Attorney for FIDALGO BAY  
COMMUNITY ASSOCIATION

*(Acknowledgement follows)*

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that CRAIG CAMMOCK is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Attorney for FIDALGO BAY COMMUNITY ASSOCIATION, a Washington nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 14<sup>th</sup> day of November 2019.



*LBry*  
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NOTARY PUBLIC

Print Name of Notary: LAURIE BRADLEY GIBSON

My appointment expires: 8/30/21