

AFTER RECORDING RETURN TO:

**Leahy Fjelstad Peryea**901 Fifth Avenue, Suite 820  
Seattle, WA 98164-1005**NOTICE OF CLAIM OF LIEN**

Grantors / Debtors:	Frank, Kenneth and Julie
Grantee / Claimant:	Skagit Highlands Homeowners Association
Legal Description (abbreviated):	Skagit Highlands Div IV PUD, Lot 68
Assessor's Tax Parcel ID #:	P124980
Reference Nos. of Documents Released or Assigned:	None

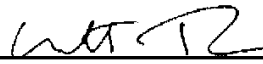
Skagit Highlands Homeowners Association ("Skagit Highlands") is a Washington corporation created to exercise the powers and authority of the Association set out in the Declaration recorded in the records of Skagit County, Washington, at Skagit County Recording No. 200508170114 ("the Declaration"). Section 8.8 of the Declaration creates a lien against a Lot upon non-payment of an assessment. The lien secures payment of the unpaid assessment(s) and of all costs and expenses (including reasonable attorneys' fees) associated with the non-payment. All third parties are put on notice that Skagit Highlands claims a lien for unpaid assessment(s) dating from December 1, 2016, and for all costs and expenses (including reasonable attorney's fees) associated with non-payment of the assessment(s), against the property legally described as:

LOT 68, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, APPROVED AUGUST 21, 2006 AND RECORDED ON AUGUST 23, 2006 UNDER AUDITOR'S FILE NUMBER 200608230062. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

As of March 4, 2020, the total amount owing and secured by the lien was \$2,671.23. The total amount will increase by assessment(s), costs, and expenses that accrue after March 4, 2020, and prior to foreclosure, including any unposted or unbilled attorney's fees. The total amount secured by the lien may be a personal obligation of Frank, Kenneth and Julie.

Dated this 4<sup>th</sup> day of March, 2020.


Skagit Highlands Homeowners Association

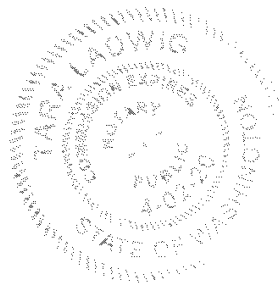
By:   
Bennett A. Taylor, WSBA #41336  
Its Attorney In Fact  
Leahy Fjelstad Peryea  
901 Fifth Avenue, Suite 820  
Seattle, WA 98164  
(206) 403-1933

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Bennett A. Taylor, WSBA #41336 is the person who appeared before me, signed this instrument, on oath stated that she/he is authorized to execute said instrument as attorney for Skagit Highlands, and acknowledged said instrument as the attorney in fact for Skagit Highlands to be the free and voluntary act of said Association, for the uses and purposes therein mentioned.

Dated this 4 day of March, 2020.

  
Notary Public in and for the State of Washington  
Print/Type Name TARA LADWIG  
My Appointment Expires 4-02-2020



UNOFFICIAL DOCUMENT