202011190090

11/19/2020 01:20 PM Pages: 1 of 3 Fees: \$105.50

Skagit County Auditor, WA

After recording, return to:

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

Unit Owners Association of Vernon Heights Condominium, a Washington non-profit corporation,

Claimant,

vs.

Steven H. Michaelsen, a single man; and the Estate of Steven H. Michaelsen, deceased,

Owner.

NOTICE OF LIEN AGAINST OWNER FOR UNPAID CONDOMINIUM ASSESSMENTS

APN: P105843

XrefID 4635-001-003-0002

NOTICE IS HEREBY GIVEN that Unit Owners Association of Vernon Heights Condominium, a Washington non-profit corporation (the "Association"), has a lien under RCW 64.32.300(2) and/or RCW 64.34.364 upon the following described real property located in Skagit County, Washington:

Unit C, Building No. 1, Vernon Heights Condominium, according to the Declaration thereof recorded under Auditor's File No. 9408260062, and any amendments thereto, records of Skagit County, Washington, and Survey Map and Plans thereof, recorded in Volume 15 of Plats, pages 189 through 194, records of Skagit County, Washington; situated in Skagit County, Washington,

the owner or reputed owner of which Unit is Steven H. Michaelsen, a single man; and the Estate of Steven H. Michaelsen, deceased, for the sum of \$5,119.36, 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 19th day of November, 2020.

CLAIMANT:

Unit Owners Association of Vernon Heights Condominium

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 19th day of November, 2020.

WHITER BRIGHT

Notary Public in and for the State of Washington Printed Name: Jennifer Brighton

My commission expires: 11-24-21

EXHIBIT "A"

5 Monthly assessments @ \$361.17 each		\$ 1,805.85
9 monthly assessments @ \$377.07 each		\$ 3,393.63
14 recurring utility charges @ \$79 each		\$ 1,106.00
6 late fees @ \$25 each		<u>\$ 150.00</u>
	Subtotal:	\$ 6,455.48
Less payments / credits		\$ -1,834.06
	Subtotal:	\$ 4,621.42
Lien recording fees (filing & release)		\$ 215.44
Certified mail		\$ 7.50
Attorney's fees (including \$110 release)		\$ 275.00
	TOTAL:	\$ 5,119,36