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09/24/2021 01:58 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

SCOT S. SWANSON
BELCHER SWANSON LAW FIRM P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225

Document Title:	Notice of Lien
Grantor:	Richard Izban
Grantee:	Sunset Cove Development Homeowners Association
Abbreviated Legal:	Lot 20 Washington Park Estates
Assessor's Tax Parcel ID#:	P117646, 4770-000-020-0000

SUNSET COVE DEVELOPMENT
HOMEOWNERS ASSOCIATION,

Claimant,

vs.

RICHARD IZBAN,

Owner.

**NOTICE OF LIEN FOR UNPAID
HOMEOWNER'S ASSOCIATION
ASSESSMENTS**

NOTICE IS HEREBY GIVEN that SUNSET COVE DEVELOPMENT HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation (the "Association"), has a lien pursuant to Section 2.4 of the Sunset Cove Development Declaration of Covenants, Conditions and Restrictions for Washington Park Estates – Lots 1-36 dated October 24, 2000 and recorded on November 29, 2000 under Skagit County Auditor's File No. 200011290067, which are enforceable upon the real property commonly referred to as 2518 Washington Blvd., Anacortes, WA 98221 and legally described as:

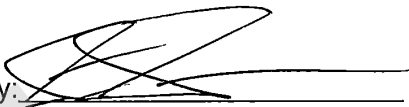
Lot 20, PLAT OF WASHINGTON PARK ESTATES, according to the plat thereof recorded under Auditor's File No. 200011290068, records of Skagit County, Washington.

Situate in Skagit County, Washington.

The owner or reputed owner of the property described above is RICHARD IZBAN. The principal amount of the lien is \$831.50, representing assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such obligation, plus costs, 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 an annual basis, plus interest at the rate of 12% per annum on the unpaid balance, along with additional attorney's fees and costs of enforcement.

DATED this 23rd day of September, 2021.

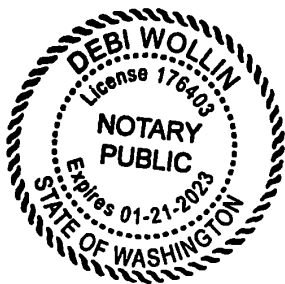
SUNSET COVE DEVELOPMENT
HOMEOWNERS ASSOCIATION

By: 
Scot S. Swanson, WSBA 32954
Attorney for Claimant

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 23rd day of September, 2021, before me personally appeared Scot S. Swanson, to me known to be the attorney of Sunset Cove Development Homeowners Association that executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



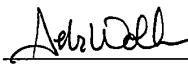

PRINTED NAME: Debi Wollin
Notary Public in and for the State of Washington,
residing at Custer, WA
My commission expires: 1/21/23

EXHIBIT A

Association Assessments January - December 31, 2021:	\$300.00
Late Fee:	\$ 30.00
Processing Fee:	\$ 25.00
Interest @ 12% per annum from January 2021 to July 2021 - Prorated 12 mos.:	\$ 21.00
Attorney's Fees:	\$250.00
Lien Recording Fee:	\$205.50

TOTAL as of August 1, 2021 \$831.50