

RETURN TO:

J & B FABRICATORS LLC2005 63RD ST. S.E.AUBURN, WA 98092J & B FABRICATORS LLC

Claimant

VS.

CLAIM OF LIEN

BLACK CLOVER CONSTRUCTION LLC

Name of person indebted to claimant:

Notice is hereby given that the person named below claims a lien pursuant to chapter 60.04 RCW. In support of this lien, the following information is submitted.

1. Name of Lien Claimant: J & B FABRICATORS LLC

Address: 2005 63RD ST. S.E.

AUBURN, WA 98092

Telephone: (253) 335-1815

2. Date of which the claimant began to perform labor, provide professional services, materials, supply or equipment or the date of which employee benefit contributions became due: SEPTEMBER 27, 2021
3. Name of person indebted to the claimant: BLACK CLOVER CONSTRUCTION LLC
4. Description of the property against which a lien is claimed:

SEE ATTACHED LEGAL DESCRIPTION.

(THOSE PORTION OF LOTS 1 AND 2, CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR19-0308, POR OF LOTS 1 TO 4, KINCAID'S ADDITION TO MT. VERNON, SW ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.)

TAX PARCEL #P134969

COMMONLY KNOWN AS: 1469 WENDY'S RESTAURANT
801-810 S. 5TH ST.
MOUNT VERNON, WA 98273

5. Name of Owner or Reputed Owner: VWA-MOUNT VERNON LLC
C/O VISCONSI COMPANIES
30050 CHAGRIN BLVD., SUITE 360
CLEVELAND, OH 44124-5774

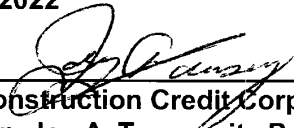
6. This last date on which labor was performed; professional services were furnished; contributions to an employee benefit plan were due; or material or equipment was furnished:

JANUARY 31, 2022

7. Principal amount for which the lien is claimed is: \$10,950.53 + LIEN FEES


8. If the claimant is the assignee of this claim so state here: NONE

DATED this 11TH day of MARCH, 2022


 Construction Credit Corporation
 By: Joy A. Tansey, its President
 Authorized agent/representative of Claimant
 650 S. Orcas St., Suite 114
 Seattle, WA 98108
 (206) 624-5877

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

JOY A. TANSEY, being duly sworn, says: I am the president of Construction Credit Corporation, agent for the claimant (or attorney of the claimant, or administrator, representative, or agent of the trustees of an employee benefit plan) above named; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.


 Construction Credit Corporation
 By: Joy A. Tansey, its President
 Authorized agent/representative of Claimant

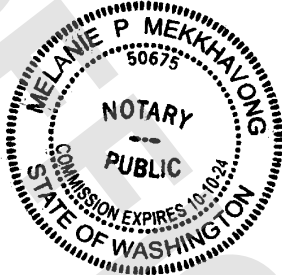
STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Joy A. Tansey is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the

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instrument and acknowledged it as the President of Construction Credit Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 11TH day of MARCH, 2022




(Signature)

Print Name: MELANIE P. MEKKHAVONG
Notary Public, in and for the State
of Washington, residing at Seattle
My commission expires: October 10, 2024

CC: VWA-MUONT VERNON LLC
C/O VISCONSI COMPANIES
30050 CHAGRIN BLVD., SUITE 360
CLEVELAND, OH 44121-5774

CERTIFIED NO. 7009 0080 0000 5314 4436

CC: VWA-MUONT VERNON LLC
ATTN: PROPERTY TAX LOCATION 41102
3200 HACKBERRY ROAD
IRVING, TX 75063

CERTIFIED NO. 7009 0080 0000 5314 4443

LEGAL DESCRIPTION: TAX PARCEL #P134969

THOSE PORTIONS OF LOTS 1 AND 2, CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR19-0308, APPROVED OCTOBER 2, 2019, AND RECORDED AS AUDITOR'S NO. 201910040056, TOGETHER WITH A PORTION OF LOTS 1 TO 4, INCLUSIVE, BLOCK 1, KINCAID'S ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, MORE PARTICULARLY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1: SAID CORNER ALSO BEING A POINT ON THE EAST MARGIN OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR RIGHT OF WAY PURPOSES UNDER AF#202102170166; THENCE ALONG SAID EAST MARGIN, NORTH 01-53-12 EAST, 18.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MARGIN, NORTH 01-53-12 EAST, 242.08 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO VWA-MOUNT VERNON, LLC BY QUIT CLAIM DEED RECORDED UNDER AF#201910040083; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 62-11-13 EAST, 171.30 FEET TO A POINT ON THE WESTERLY MARGIN OF INTERSTATE 5; THENCE DEPARTING SAID MARGIN, SOUTH 23-33-59 EAST, 11.64 FEET; THENCE SOUTH 01-50-50 WEST, 3.49 FEET; THENCE AT RIGHT ANGLES, SOUTH 88-09-10 EAST, 1.66 FEET TO A POINT ON SAID WESTERLY MARGIN OF INTERSTATE 5; THENCE ALONG SAID MARGIN, SOUTH 23-33-59 EAST, 64.95 FEET; THENCE DEPARTING SAID MARGIN, NORTH 88-06-48 WEST, 66.13 FEET; THENCE AT RIGHT ANGLES, SOUTH 01-53-12 WEST, 113.51 FEET; THENCE AT RIGHT ANGLES, NORTH 88-06-48 WEST, 96.00 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 01-53-12 EAST, 28.00 FEET: THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71-09-39 A DISTANCE OF 34.78 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 4, BLOCK 1, KINCAID'S ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF SR 5, AS SHOWN ON SR 5, MOUNT VERNON: BLACKBURN ST. TO SKAGIT RIVER, AS IT EXISTED ON JULY 7, 2018. THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 1, OF SAID KINCAID'S ADDITION TO MT. VERNON, BEING A POINT OPPOSITE HIGHWAY ENGINEER'S STATION K2+80. ON THE KLINE SURVEY OF SAID HIGHWAY, AND 70 FEET SOUTHERLY THEREFROM AND THE TERMINUS OF THIS LINE DESCRIPTION. AKA LOT C OF BLA AF#202109170121.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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