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03/14/2022 03:58 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

State of Washington)
)
County of Skagit)

Claim of Lien Chapter 60.04 RCW

Grantee: Eric Freeze

Grantor: Freeze Revocable Trust

Be it known that the undersigned lien claimant Eric Freeze, hereinafter, claimant, located at 47996 Moen Rd., Concrete in the state of Washington with the ZIP Code of 98237, phone number, 3602026178, hereby files a claim for mechanics lien against the residence and property identified as **P44181**
(0.3900 ac) E 130FT OF N 130FT OF NE1/4 NE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., S OF RD,
SKAGIT COUNTY, WASHINGTON.

AND

(7.5000 ac) NE1/4 NE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., N OF RLY & E OF CO RD EXC E 130FT OF N 130FT
SKAGIT COUNTY, WASHINGTON.

AND OR COMMONLY KNOWN AS:

47996 Moen Rd.

Concrete Washington

Also

47972 MOEN RD.,

Concrete Washington

of Freeze Revocable Trust, located at 11 DEPOT Rd.

in Stratham, located in Rockingham County in the state of New Hampshire with the ZIP

Code of [03885], hereinafter, owners, and any other person's lenders and creditors or

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entities that have or may have claim or interest in the below described real estate and in support thereof states as follows:

Be it known that on May 5, 2006 the representatives of owner, Ronald L. Freeze, Ann G. Freeze, and or Peter G Freeze, Power of Attorney, trustees/owners hereinafter, representatives, authorized claimant to make and complete the described repairs to the Freeze Revocable Trust residence/buildings/water & sewer systems, hereinafter, Property of Freeze Revocable Trust and representatives located in the County of Skagit and in the state of Washington to wit:

The property being located at 47996 Moen Rd and 47972 Moen Rd in the community of Concrete, Washington, [98237] and together with any improvements and other buildings are hereinafter referred to as the, premises, with said real estate having the legal property description as follows:

(0.3900 ac) E 130FT OF N 130FT OF NE1/4 NE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., S OF RD,
SKAGIT COUNTY, WASHINGTON.

AND

(7.5000 ac) NE1/4 NE1/4, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., N OF RLY & E OF CO RD EXC E 130FT OF N 130FT
SKAGIT COUNTY, WASHINGTON.

On or about May 5, 2006 lien claimant entered into a oral contract with the aforementioned representatives to guard, maintain, repair, and supply materials, and equipment hereinafter, Work, residence, buildings, water connections, sewer systems on said premises while maintaining the integrity of the premises during heavy seasonal rains for a sum payable in functional currency of the united States, with an ongoing running account amount of which became due and payable upon completion of the

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repairs of the accepted bids for \$740,876.00 payable within 10 days of submitted invoice January 3, 2022.

The lien claimant satisfactorily completed and fulfilled his obligation of labor, services, materials, or furnished equipment for Work, the aforementioned premises on January 3, 2022. To date the lien claimant has received no sum payable in functional currency of the united States (-\$0.00-) toward the project Work thus leaving a balance due of \$740,876.00 plus interest at 5% per annum compounded, which includes the cost of any additional work if any completed upon request of representatives. Further Work continues to the present day.

Lien claimant in good faith provided the agreed-upon labor and materials needed to repair the roof at the request of the representatives of the owner of the premises. A final invoice was provided to the representatives the cost of Work with the request for final payment. Furthermore, 40 days has elapsed since the representatives were provided with the final balance due.

The lien claimant hereby states and affirms that there is a total outstanding balance of \$740,876.00 in which the aforementioned party has neglected and refused collection attempts, refuses to submit payment. It is due to the representatives' breach of contract that the claimant is entitled to have imposed a lien upon the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest in collection costs allowable.

by law pursuant by the state of Washington statutes.

Date: 3-14-22

Lien Claimant, Eric Freeze

THE STATE OF Washington
COUNTY OF Skagit

This instrument was acknowledged before me on 3-14 2022 by

Eric Freeze, lien clamant *Eric Freeze*

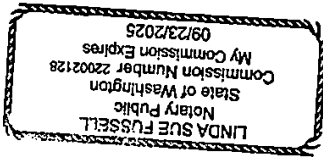
Notary Public State of Washington

Linda Sue Fussell

My Commission Expires: 9-23-25

Linda Sue Fussell

Notary's Printed Name



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