202210260088

Pages: 1 of 3 Fees: \$205.50

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

Digby Heights Homeowners Association, a Washington non-profit corporation,

Claimant,

vs.

Richard Kirk and Christina Kirk, husband and wife.

NOTICE OF LIEN AGAINST OWNER FOR UNPAID ASSESSMENTS

APN P128487 XRefID 4984-000-056-0000

Owners.

NOTICE IS HEREBY GIVEN that Digby Heights Homeowners Association (the "Association"), has a lien under RCW 64.38.020 upon the following described real property located in Skagit County, Washington:

Lot 56, Digby Heights, Phase I, as per plat recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington,

the owners or reputed owners of which lot are Richard Kirk and Christina Kirk, for the sum of \$2,604.95, 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 _______ day of October, 2022.

CLAIMANT:

Digby Heights Homeowners Association

Gregory E Thulin, Authorized Agent

STATE OF WASHINGTON

) S

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 24th day of October, 2022.

THER BRIGHT OF THE STATE OF WASHING

Notary Public in and for the State of Washington

Printed Name: Jennifer Brighton My commission expires: 11-24-25

EXHIBIT "A"

	TOTAL:	\$2,604.95
Attorney's fees, including lien release		\$ 406.50
Certified mail		\$ 8.45
Lien recording fees (filing & release)		\$ 410.00
CWD legal collection admin fee assessed on 9 01 22		\$ 125.00
Violation fees assessed in Dec. 2020 – unapproved shed		\$ 300.00
Late fees/finance charges from 10 16 21 th	nru 10 05 22	\$ 205.00
thru 10 01 22		\$ 1,150.00
Delinquent assessments @ \$50/mo. from	12 01 20	•