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10/26/2022 03:34 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

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,

Owners.

NOTICE OF LIEN AGAINST
OWNER FOR UNPAID
ASSESSMENTS

APN P128487

XRefID 4984-000-056-0000

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.

EXHIBIT "A"

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