



202302030074

02/03/2023 03:03 PM Pages: 1 of 3 Fees \$205.50
Skagit County Auditor

Melinda Smith
Eagle Valley Planned Unit Development
24133 Feather Lane
Sedro Woolley, WA 98284

Document Title: NOTICE OF LIEN FOR UNPAID ASSESSMENTS

Reference numbers of related documents:

Grantor(s): Jose and Robin Ruiz

Grantee(s): Eagle Valley Planned Unit Development

Legal Description: (0.4000 ac) EAGLE VALLEY PUD LOT 8

Assessor's Property Tax Parcel Account Number(s): P106899

After Recording Return to:

Melinda Smith
Eagle Valley Planned Unit Development
24133 Feather Lane
Sedro Woolley, WA 98284

NOTICE OF LIEN FOR UNPAID ASSESSMENTS

NOTICE IS HEREBY GIVEN that, by the terms of the **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR EAGLE VALLEY P.U.D.**, a residential community, provides, in part, for the automatic creation of a lien against title to each Lot in Eagle Valley P.U.D. to secure to Eagle Valley P.U.D. the payment of all assessments, interest, costs, late charges and attorney fees. The lien is a continuing lien and remains valid and enforceable against title to a Lot at Eagle Valley P.U.D. transferred to successors in interest by gift, sale, inheritance or otherwise.

As of January 28, 2023, there is an outstanding balance of \$1600.00 due and owing in connection with the following property at Eagle Valley P.U.D.:

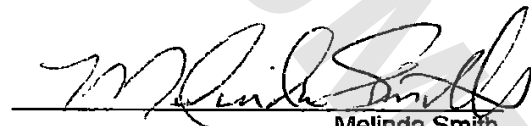
<u>Owner:</u>	JOSE AND ROBIN RUIZ
<u>Property Address:</u>	5242 Talon Court Sedro Woolley, WA 98284
<u>Legal Description:</u>	(0.4000 ac) EAGLE VALLEY PUD LOT 8
<u>Tax Parcel Account No.:</u>	P106899

Additional attorney's fees and costs chargeable to the above-referenced property may be due and owing. The current amount due and owing must be confirmed with Eagle Valley P.U.D. identified below.

Upon request, Eagle Valley P.U.D. shall furnish a written Certificate of Assessment Payment certifying the extent to which assessment payments on a specified Lot are paid and current, or otherwise delinquent. Requests for Certificates of Assessment Payment shall be directed to:

Eagle Valley P.U.D
c/o Melinda Smith
24133 Feather Lane
Sedro Woolley, WA 98284
Phone: 360-941-1796
Email: eaglevalleyhoa0@gmail.com

DATED: January 28, 2023

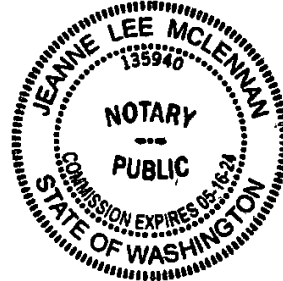

Melinda Smith
President of Eagle Valley P.U.D.

STATE OF WASHINGTON)

)SS.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MELINDA SMITH is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the president of Eagle Valley P.U.D., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 02, 2023Jeanne Lee McLennanJLMcLennan

(Legibly Print or Stamp Name of Notary)

Notary Public in and for the State of Washington

Residing at: 913 Metcalf St, Sedro-Woolley, WA
98284

My appointment expires: