



202407110070

07/11/2024 04:04 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

After recording return to:  
Frontier Building Supply  
Attn: Jenni Murray  
3014 Commercial Ave, Ste B  
Anacortes, WA 98221

### CLAIM OF LIEN

**Grantor (Owner of property)**

**Whose property is being liened):** Key Peninsula Properties LLC

**Grantee (Name of lien claimant):** KBP Northwest LLC dba Frontier Building Supply

**Abbreviated Legal Description:** Lots 3,4,7&8 BL 1205  
Northern Pacific Add to Anacortes

**Assessor's Property Tax  
Parcel/Account No.:**

Notice is hereby given that the person named below claims a Lien pursuant to RCW Ch. 60.04.  
In Support of this Lien, the following information is submitted.

1. *Name of Lien Claimant:* **KBP Northwest LLC dba Frontier Building Supply**  
*Address:* **3014 Commercial Ave, Ste B, Anacortes, WA 98221**  
*Telephone Number:* **(360) 293-4595**
2. *Date on which the claimant began to perform labor, provide professional services, supply material or equipment or the date on which employee benefit contributions became due:*  
May 5, 2023
3. *Name of person or contractor indebted to claimant:*  
Sonja Lukner
4. *Description of the property against which a Lien is claimed (street address, legal description or other information that will reasonably describe the property):*  
Lots 3 and 4, 3706 West 3<sup>rd</sup> Street in Anacortes, WA Parcel # P58280  
Lots 7 and 8, 3714 West 3<sup>rd</sup> Street in Anacortes, WA Parcel # P135978
5. *Name of the owner or reputed owner (if not known state "unknown"):*  
Key Peninsula Properties LLC
6. *The 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:*  
May 23, 2024
7. *Principal amount for which the Lien is claimed is:* \$10,424.58  
*(This amount does not include interest, attorney fees and costs)*
8. *If claimant is the assignee of this claim so state here:*

NO

YES. State name of Assignor: \_\_\_\_\_

**CLAIMANT'S ATTESTATION**

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

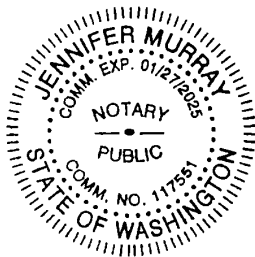
\_\_\_\_\_, being sworn, says: I am the claimant or a person authorized to act on behalf of the claimant. I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct *and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive* under penalty of perjury.

*[Signature]* President  
Name and Title of Person Signing for Claimant

**ACKNOWLEDGMENT OF COMPANY CLAIMANT'S SIGNATURE**

On this 11<sup>th</sup> day of July, 20 24, before me personally appeared Wade Gardner, to me known to be an individual claimant or authorized officer, attorney, or agent of the claimant company or LLC who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individual or corporate claimant, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that any seal affixed hereto is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal this day.  
(Signature and title of officer with place of residence of notary public).



*[Signature]*  
Printed Name: Jennifer Murray  
NOTARY PUBLIC in and for the State of Washington  
Residing at: Anacortes, WA  
My commission expires: 01/27/2025