

AFTER RECORDING RETURN TO:

LIEN RESEARCH CORP.
P.O. BOX 3409
ARLINGTON, WA 98223

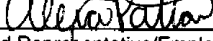
CLAIM OF LIEN

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| SIMPLE SECURITY SOLUTIONS, INC. Claimant VS MICHAEL DUFFY Name of person indebted to Claimant |
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NOTICE IS HEREBY GIVEN that the person below claims a lien pursuant to chapter 60.04 RCW. In support of this lien, the following information is submitted:

1. Name of Claimant: SIMPLE SECURITY SOLUTIONS, INC.
Telephone Number: (425) 766-8961
Address: 23117 39TH AVE SE, BOTHELL, WA 98021
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: July 16, 2024
3. Name of the person indebted to the Claimant: MICHAEL DUFFY, 9440 OLD HWY 99 NORTH RD, BURLINGTON, WA 98233
4. Description of the property against which a lien is claimed:
Address: COOK ROAD SHELL, 9440 OLD HWY 99 NORTH RD, BURLINGTON, WA
Legal Description: PORTIONS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON
(SEE FULL LEGAL ATTACHED - EXHIBIT A)
(CLAIM AGAINST REAL PROPERTY AND LEASEHOLD INTEREST, IF ANY, OF FAST BREAK OPERATIONS, INC. DBA: COOK ROAD SHELL)
SKAGIT County Assessor's Tax Parcel No. P36909
5. Name of owner(s) or reputed owner(s) (if not known, state "unknown"):
FAST BREAK ENTERPRISES, LLC ATTN: MICHAEL DUFFY, 9440 OLD HWY 99 NORTH RD, BURLINGTON, WA 98233
LESSEE: FAST BREAK OPERATIONS, INC. DBA: COOK ROAD SHELL ATTN: MICHAEL DUFFY, 9440 OLD HWY 99 NORTH RD, BURLINGTON, WA 98233
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: July 17, 2024
7. Principal amount for which the lien is claimed: \$2,193.72, together with interest, penalties, sales tax, costs, and attorneys' fees, as well as other charges, that will have accrued and may continue to accrue.
8. If the Claimant is the assignee of this claim so state here: N/A.

Lien Research Corp.

By: 
Its Authorized Representative/Employee,
As Authorized agent of SIMPLE SECURITY SOLUTIONS, INC., Claimant
23117 39TH AVE SE
BOTHELL, WA 98021
(425) 766-8961

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

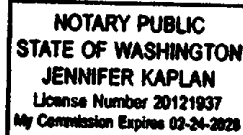
ALEXA PATTON, being sworn, says: I am an authorized representative/employee of the agent of the claimant (or attorney of the claimant, or administrator, representative, or agent for the trustee of an employee benefit plan) above named. I have read the forgoing claim, know the contents thereof, and believe 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.

Alexa Patton

Subscribed and sworn to before me this 8 day of October 2024.

J. Kaplan

PRINTED NAME: JENNIFER KAPLAN
NOTARY PUBLIC, In and for the State of Washington.
Residing in: LAKE STEVENS
My commission expires: 2/24/2028



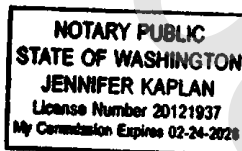
STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

On this 8 day of October 2024, before me personally appeared ALEXA PATTON, to me known to be the (president, vice president, secretary, treasurer, or other authorized office or agent, as the case may be) of Lien Research Corp., A Washington corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act of deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and hear first above written.

J. Kaplan

PRINTED NAME: JENNIFER KAPLAN
NOTARY PUBLIC, In and for the State of Washington.
Residing in: LAKE STEVENS
My commission expires: 2/24/2028



Order # 24-100225, Dated 10/4/2024

Exhibit A

Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005 under Skagit County Auditor's File No. 200504200093, being in a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04-0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South $84^{\circ}24'30''$ West for a distance of 53.05 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 100.00 feet through a central angle of $24^{\circ}02'00''$, an arc distance of 41.95 feet to an angle point on said North line;
thence South $24^{\circ}37'28''$ West for a distance of 37.67 feet to a point on a non-tangent curve;
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North $65^{\circ}22'32''$ West, a radius of 118.60, through a central angle of $27^{\circ}35'49''$, an arc distance of 57.12 feet to a point of tangency;
thence North $37^{\circ}46'43''$ West for a distance of 40.40 feet;
thence leaving said Northerly and Northeasterly line of Lot 3 North $52^{\circ}28'45''$ East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North $5^{\circ}35'30''$ West from the POINT OF BEGINNING;
thence South $5^{\circ}35'30''$ East along said Easterly line for a distance of 158.63 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 141,621 square feet, 3.25 acres