

AFTER RECORDING RETURN TO:

**PERYEA SILVER TAYLOR**1200 Fifth Avenue, Suite 1550  
Seattle, WA 98101-3146**NOTICE OF CLAIM OF LIEN**


Grantors / Debtors:	Barbara Joan Clemons Separate Property Trust
Grantee / Claimant:	Skagit Highlands Homeowners Association
Legal Description (abbreviated):	LOT 246, SKAGIT HIGHLANDS DIV V (PHASE 1)
Assessor's Tax Parcel ID #:	P125458
Reference Nos. of Documents Released or Assigned:	None

Skagit Highlands Homeowners Association ("Skagit Highlands") is a Washington corporation created to exercise the powers and authority of the Association set out in the Declaration recorded in the records of Skagit County, Washington, at Skagit County Recording No. 20050870114 ("the Declaration"). Section 8.8 of the Declaration creates a lien against a Lot upon non-payment of an assessment. The lien secures payment of the unpaid assessment(s) and of all costs and expenses (including reasonable attorneys' fees) associated with the non-payment. All third parties are put on notice that Skagit Highlands claims a lien for unpaid assessment(s) dating from March 1, 2024, and for all costs and expenses (including reasonable attorney's fees) associated with non-payment of the assessment(s), against the property legally described as:

LOT 246, "PLAT OF SKAGIT HIGHLANDS DIVISION V(PHASE1)," AS PER PLAT  
RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067,  
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT,  
STATE OF WASHINGTON.

As of October 23, 2024, the total amount owing and secured by the lien was \$1,404.89. The total amount will increase by assessment(s), costs, and expenses that accrue after October 23, 2024, and prior to foreclosure, including any unposted or unbilled attorney's fees. The total amount secured by the lien may be a personal obligation of Barbara Joan Clemons Separate Property Trust.

## Skagit Highlands Homeowners Association

By:   
Chawisa Laicharoenwat, WSBA #60882  
Its Attorney In Fact  
Peryea Silver Taylor  
1200 Fifth Avenue, Suite 1550  
Seattle, WA 98101  
(206) 403-1933

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Chawisa Laicharoenwat, WSBA #60882 is the person who appeared before me, signed this instrument, on oath stated that he is authorized to execute said instrument as attorney for Skagit Highlands, and acknowledged said instrument as the attorney in fact for Skagit Highlands to be the free and voluntary act of said Association, for the uses and purposes therein mentioned.

Dated this 25<sup>th</sup> day of October, 2024.



Notary Public in and for the State of Washington  
Print/Type Name Sam Carburig  
My Appointment Expires 4-29-20