

After recording, return to:

Law Offices of Gregory E. Thulin P.S.
3130 Howe Place, Suite 101
Bellingham, WA 98226-5641

Digby Heights Homeowners Association, a
Washington non-profit corporation,
Claimant,

vs.

Eric C. McBride and Casey B. McBride, husband
and wife,

Owners.

NOTICE OF LIEN AGAINST OWNER FOR
UNPAID ASSESSMENTS

APN: P130934

XRefID: 6001-000-000-0050

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 50, Digby Heights Phase II, as per plat recorded September 19, 2011, under Auditor's File No. 201109190087, 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 Eric C. and Casey B. McBride, for the sum of \$1,626.31, 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.

This lien is continuing in nature and updates any prior liens filed against the above-described real property.

DATED this 10th day of February, 2025.

CLAIMANT:

Digby Heights Homeowners Association

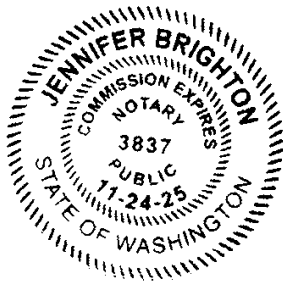
Gregory E. Thulin
Gregory E. Thulin, Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

Gregory E. Thulin, being sworn, says: I am the Authorized Agent of the claimant above named; I have heard the foregoing claim read and know the contents thereof, and believe the same to be true and just.

Gregory E. Thulin
Gregory E. Thulin

Subscribed and sworn to before me this 10th day of February, 2025.



Jennifer Brighton
Notary Public in and for the State of Washington
Printed Name: Jennifer Brighton
My commission expires: 11-24-25

EXHIBIT "A"

Delinquent assessments @ \$50/mo. from 10-27-23 thru 2-01-25	\$ 800.00
Late fees from 12-04-23 thru 2-07-25	\$ 360.00
2024 attorney's fees	\$ 285.00
Collection admin fee assessed 9-24-24	<u>\$ 150.00</u>
	\$ 1,595.00
Less payments on 3-06-24, 10-28-24 and 11-06-24	<u>\$ 1,125.00</u>
	Subtotal
Lien recording fees (filing & release)	\$ 470.00
Certified mail (\$10.41) & Simplifile fee (\$10.90)	\$ 610.00
Attorney's fees through lien release	\$ 21.31
	<u>\$ 525.00</u>
	TOTAL:
	\$ 1,626.31