

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.

Sean Mitchell, an unmarried person,

Owner.

NOTICE OF LIEN AGAINST OWNER FOR  
UNPAID ASSESSMENTS

APN P130932

XredID 6001-000-000-0048

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 48, Digby Heights, Phase II, as per the plat recorded September 19, 2011, under Auditor's File No. 201109190087, records of Skagit County, Washington, situate in Skagit County, Washington,

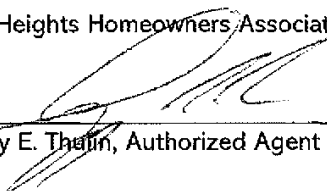
the owner or reputed owner of which lot is Sean Mitchell, an unmarried person, for the sum of \$3,501.31, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such obligation, 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 10<sup>th</sup> day of February, 2025.

CLAIMANT:

Digby Heights Homeowners Association

  
\_\_\_\_\_  
Gregory E. Thulin, Authorized Agent

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF WHATCOM     )

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

Subscribed and sworn to before me this 10<sup>th</sup> day of February, 2025.




  
\_\_\_\_\_  
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 8-01-22 thru 2-01-25	\$ 1,300.00
Late fees from 10-05-22 thru 2-07-25	\$ 845.00
Collection admin fee assessed 3-01-23	\$ 125.00
Lien recording fees (filing & release)	\$ 610.00
Certified mail (\$10.41) & Simplifile fee (\$10.90)	\$ 21.31
Attorney's fees through lien release	<u>\$ 600.00</u>
TOTAL:	\$ 3,501.31