



202504010053

04/01/2025 04:01 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

MECHANIC'S LIEN

To:

Kenneth Mark Berquist
5605 Rosario Way
Anacortes, WA 98221

Claimant (Lienholder):

CarpeLeo Investments, dba Ronk Brothers Heating & Cooling, LLC
809 Rita Street
Sedro Woolley, WA 98284
360-855-1025

Notice is hereby given that:

1. Property Description:

- o The property to which this lien applies is located at: 1800 Creekside Place, Anacortes, WA 98221, and is legally described as follows: LOT 53, CREEKSIDE VILLAGE, PHASE III, DIVISION 3, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P103029

2. Work Description:

- o The undersigned, Ronk Brothers Heating & Cooling, performed labor, services, and/or furnished materials for the construction, repair, or improvement of the above-described property, as more particularly described below: Remove and dispose of existing HVAC equipment, installed a new Lennox Merit ML180E, ML180DF045E36A, 80% AFUE, 44000 BTU, 3 Ton, 1 Stage Heat, Constant Torque Downflow Gas Furnace. Fabricated and installed required duct transitions, installed 4" easy access filter rack, connected gas lines, electrical, and venting, used exiting thermostat and fired off system according to manufacturer's specifications.

3. Amount Owed:

- o The total amount due for the labor, services, and/or materials furnished is **\$5099.85**, which remains unpaid as of the date of this lien).
- o Payments made: **\$2500.00**.

- o The remaining balance due is **\$2599.85**.

4. Last Date of Work:

- o The last date on which labor, services, or materials were provided was **January 16, 2025**.

5. Notice of Intent to Lien:

- o A **Notice of Intent to Lien** was sent to Kenneth Mark Berquist on **March 19, 2025**, via certified mail, notifying the property owner of the intent to file this lien if payment was not made by **March 31, 2025**.

6. Filing of Lien:

- o This lien is filed in accordance with the laws of the State of Washington, specifically the mechanics' lien statute (RCW 60.04), to secure the payment of the amount owed.

7. Notice of Legal Action:

- o If the amount owed is not paid, the undersigned may proceed with legal action to foreclose on the lien and seek a court judgment to satisfy the debt, including the possibility of forcing the sale of the property described above.

Dated this APRIL 1, 2025.

Claimant (Lienholder):



Brian Ronk

Owner

CarpeLeo Investments dba, Ronk Brothers Heating & Cooling

809 Rita Street

Sedro Wooley, WA 98284

360-855-1025

State of Washington

County of Skagit

Subscribed and sworn to before me this [Date 4-1-2025] by [Ronk Brothers Heating & Cooling], who is personally known to me or has provided satisfactory proof of identity.

Notary Public Signature: Tiffany J. Umland

[Notary Public's Name] Tiffany Umland

Notary Public for the State of Washington

My commission expires: 12-09-2028

