

Filed for Record at the Request of:
CSD ATTORNEYS AT LAW P.S.
1500 Railroad Avenue
Bellingham, WA 98225

CLAIM OF LIEN

GRANTOR(S): JAMES AND RENEE WARRICK

GRANTEE(S): TRUE BEARING BUILT, LLC

ABBREVIATED LEGAL: LOT 2, SHORT PLAT 99-0003 AF#199911010122, AKA
PTN LOT 4, SHORT PLAT #92-035 AF#9308300102;
NE 1/4, S9, T34N, R4E, W.M.

TAX PARCEL NO(S): P115900

REF. NO(S): N/A

NOTICE IS HEREBY GIVEN that the entity named below claims a lien, pursuant to Chapter 60.04 RCW, for labor and materials provided to debtor. In support of this lien, the following information is submitted:

1. Name of Lien Claimant: True Bearing Built, LLC
Address: PO Box 286
Bow, WA 98232
Telephone Number: (360) 399-3111
2. Date on which the Claimant began to provide materials or labor: July 22, 2024.
3. Name of corporation(s) and/or individual(s) indebted to the Claimant: James and Renee Warrick.

4. The legal description for the property against which the lien is claimed is as follows:

SEE **EXHIBIT A**, ATTACHED HERETO AND MADE A PART HEREOF.

5. The property is commonly known as: 3722 Swan Court, Mount Vernon, WA 98273 and 3724 Swan Court, Mount Vernon, WA 98273.
6. Name and address of the property owner(s): James and Renee Warrick, 3722 Swan Court, Mount Vernon, WA 98273.
7. The last date on which labor was performed or materials were delivered: April 7, 2025.
8. Principal amount for which the lien is claimed is: Twenty-Two Thousand Ninety-Six Dollars and Eighty-Six Cents (\$22,096.86), plus additional principal amounts that come due and owing, plus interest thereon, plus all costs and attorneys' fees incurred.
9. If the Claimant is the assignee of this claim so state here: Claimant is not an assignee of the claim.

Dated this 23rd day of June, 2025.

CSD ATTORNEYS AT LAW P.S.

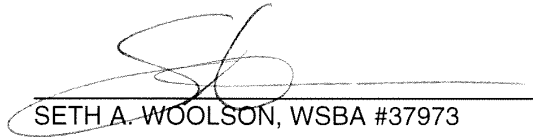


Seth A. Woolson, WSBA #37973
Attorney for True Bearing Built, LLC
1500 Railroad Avenue
Bellingham, WA 98225
(360) 671-1796

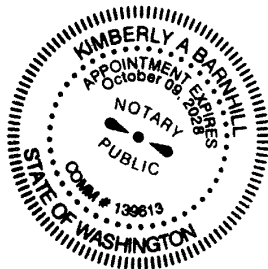
STATE OF WASHINGTON)
) SS.
COUNTY OF WHATCOM)

SETH A. WOOLSON, being sworn says:

I am one of the attorneys for the Claimant above named; I have read or heard the foregoing claim, read and 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.


SETH A. WOOLSON, WSBA #37973

SUBSCRIBED & SWORN to before me this 23rd day of June, 2025.



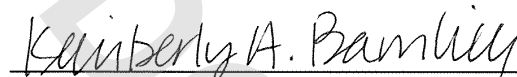

Print Name: Kimberly A. Barnhill
NOTARY PUBLIC in and for the State
of Washington, residing at Bellingham
My commission expires: 10/09/2028

EXHIBIT APARCEL "A"

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 99-0003, RECORDED NOVEMBER 1, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199911010122; BEING A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A $\frac{1}{4}$ TH INTEREST IN TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 99-0003, RECORDED NOVEMBER 1, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199911010122, BEING A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SAID TRACT A ALSO APPEARS ON SAID SHORT PLAT AS SWAN COURT (PRIVATE).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

ALSO TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DELINEATED AS "SWAN COURT (PRIVATE ROAD)" ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 99-0003, RECORDED NOVEMBER 1, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199911010122, BEING A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.