

AFTER RECORDING RETURN TO:

PERYEA SILVER TAYLOR1200 Fifth Avenue, Suite 1550
Seattle, WA 98101-3146**NOTICE OF CLAIM OF LIEN**

Grantors / Debtors:	Simon Segovia Trejo and Yolanda Nava Callejas
Grantee / Claimant:	Skagit Highlands Homeowners Association
Legal Description (abbreviated):	LOT 46, PLAT OF SKAGIT HIGHLANDS DIVISION 3
Assessor's Tax Parcel ID #:	P124579
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 October 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 46, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER
AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

As of September 4, 2025, the total amount owing and secured by the lien was \$1,385.58. The total amount will increase by assessment(s), costs, and expenses that accrue after September 4, 2025, 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 Simon Segovia Trejo and Yolanda Nava Callejas.

Dated this 4th day of September, 2025.

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 4th day of September, 2025.



Notary Public in and for the State of Washington
Print/Type Name Veena Subra
My Appointment Expires 4-28-28