



201107260067  
Skagit County Auditor

7/26/2011 Page 1 of 3 3:46PM

**RETURN ADDRESS:**

Kathleen A. Brown  
5314 Quiet Cove Road  
Anacortes, WA 98221

Title of Document:	NOTICE OF LIEN OF ASSESSMENTS, DECEPTION SHORES COMMUNITY ASSOCIATION
Name of Owner/Reputed Owner:	Gilbert and Suzanne Villarreal
Name of Lien/Claimant:	DECEPTION SHORES COMMUNITY ASSOCIATION, a Washington non-profit corporation
Legal Description:	Lot 13, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the map thereof recorded September 10, 2001, under Auditor's File No. 200109100117, records of Skagit County, Washington. Situate in Skagit County, Washington;
Assessor Tax Parcel ID:	P118306

**NOTICE OF LIEN OF ASSESMENTS, DECEPTION SHORES COMMUNITY ASSOCIATION**

**NOTICE IS HEREBY GIVEN** that Deception Shores Community Association (hereinafter "Association"), pursuant to the Declaration of Covenants, Conditions, Restrictions, Easements and Reservations of Deception Shores PUD, recorded under Skagit County Auditor's File No. 200109100116 (hereinafter "CC&Rs") and the Bylaws of the Association, has a lien on said Lot 13 of Deception Shores PUD as described above from and after the time the Association charges and assessments become due and payable, including interest and costs thereon, until all such charges and assessments and interest and costs are paid in full.

**This is notice of the lien and NON-PAYMENT OF ASSESSMENTS, INTEREST AND CHARGES against Lot 13.**

The amount of the Assessment, interest and other charges due and owing to the Association are as follows:

1. Current annual delinquent assessments:

2009 \$600  
2010 \$600  
2011 \$600

CURRENT TOTAL ASSESSMENTS: \$1800.00

2. Interest as of 7/31/2011: \$ 568.50

TOTAL CURRENT DELINQUENT  
ASSESSMENTS AND INTEREST \$2368.50

**NOTICE IS FURTHER PROVIDED**, pursuant to the Deception Shores PUD CC&Rs and Bylaws, the Association shall have the right to bring an action in law or equity against the person or entity personally obligated to pay the assessments, interest and charges and/or foreclose the lien of assessment in the manner provided in Chapter 60.04 RCW, or at the election of the Association in the manner provided for non-judicial foreclosure of deeds of trust provided in Chapter 61.24 RCW.

**NOTICE IS FURTHER PROVIDED**, pursuant to the Deception Shores PUD CC&Rs and Bylaws, the Association may elect at its option either alternative remedy legally available at law and in the event of any action to collect delinquent assessments by the Association, the defaulting lot owner shall be liable for the Association's costs, reasonable attorneys fees, title reports and delinquent interest; and such lot owner has waived all rights of redemption and homestead in respect to foreclosure of the lien.

Anyone seeking to pay the amounts owing to the Association is advised to contact the Association representative at the following address to determine the entire amount owing the Association.

Deception Shores Community Association  
c/o Kathleen Brown  
5314 Quiet Cove Road  
Anacortes, WA 98221

DATED: May 31, 2011

  
KATHLEEN A. BROWN, Treasurer

NOTICE OF LIEN  
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State of Washington )  
 )ss  
County of Skagit )

I, Kathleen A. Brown, being duly sworn, say:

I am the Treasurer of Deception Shores Community Association, I have read the foregoing Notice of Lien Assessments 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.

Kathleen A. Brown  
KATHLEEN A. BROWN

SUBSCRIBED AND SWORN TO before me this 26 day of July,  
2011.



Kay F. Springer  
NOTARY PUBLIC in and for the State  
of Washington, residing at Anacortes  
My commission expires: 12-30-2013

