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After recording, return to: Law Offices of Gregory E. Thulin P.S. 2200 Rimland Drive, Suite 115

Bellingham, WA 98226-6643

05/31/2018 10:09 AM Pages: 1 of 3 Fees: \$78.00 Skagit County Auditor

Digby Heights Homeowners Association, a Washington non-profit corporation,

Claimant,

vs.

Walter G. Martinez and Kandace J. Martinez, husband and wife,

Owners.

NOTICE OF CONTINUING LIEN AGAINST OWNER FOR UNPAID ASSESSMENTS

APN: P128488

XredID 4984-000-072-0000

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 72, Digby Heights, Phase I, as per plat recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington, situate in Skagit County, Washington,

the owners or reputed owners of which lot are Walter G. Martinez and Kandace J. Martinez, husband and wife, for the sum of \$1,595.20, 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 21st day of May, 2018.

CLAIMANT:

Digby Heights Homeowners Association

Gregory E. Thalin, 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 Thirin

Subscribed and Sworn to before me this 21st day of May, 2018.

Notary Public in and for the State of Washington Printed Name: Jennifer Brighton My commission expires: 11-24-21

## EXHIBIT "A"

Delinquent assessments from 1-1-17 thru 5-1-18 @ \$60/mo. (less payments totaling \$77)	\$	887.00
11 late fees @ \$15 mo. from 3-16-17 thru 4-19-18	\$	165.00
Lien recording fees (filing & release)*	\$	151.00
Certified mail	\$	7.20
Attorney's fees	<u>\$</u> _	385.00
TOTA	<b>.L:</b> \$ 1	1,595.20

<sup>\*</sup>Auditor's recording fees increase by \$25 on June 7, 2018