



202209150065

09/15/2022 02:01 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording, return to:

Law Offices of Gregory E. Thulin P.S.
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6643

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

Claimant,

vs.

Juan Carlos Diaz and Claudia Guadalupe
Diaz, a married couple,

Owners.

NOTICE OF LIEN AGAINST
OWNER FOR UNPAID
ASSESSMENTS

APN P128470

XRefID 4984-000-030-0000

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 30, Digby Heights, Phase 1, as per plat recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington,

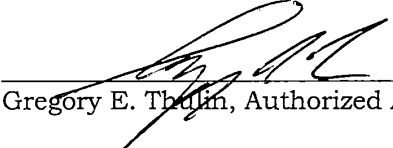
the owners or reputed owners of which lot are Juan Carlos Diaz and Claudia Guadalupe Diaz, for the sum of \$1,434.95, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such 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 14th day of September, 2022.

CLAIMANT:

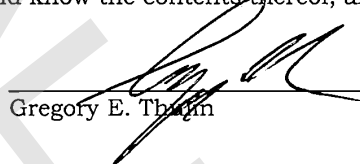
Digby Heights Homeowners Association



Gregory E. Thulin, Authorized Agent

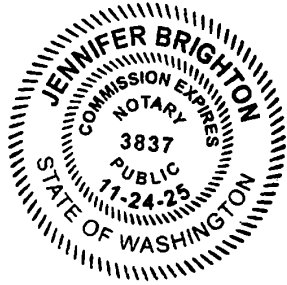
STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

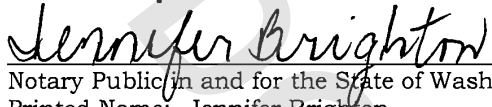
Gregory E. Thulin, being sworn, says: I am the Authorized Agent of the claimant above named; I have heard the foregoing claim read and know the contents thereof, and believe the same to be true and just.



Gregory E. Thulin

Subscribed and Sworn to before me this 14th day of September, 2022.





Notary Public in and for the State of Washington
Printed Name: Jennifer Brighton
My commission expires: 11-24-25

EXHIBIT "A"

Delinquent assessments @ \$50/mo. from 02 01 22 thru 09 01 22	\$ 400.00
Late fees @ \$15 each assessed from 2 16 22 thru 8 16 22	\$ 105.00
Unpaid legal fees for prelien letter – Jan. 2022	\$ 180.00
Lien recording fees (filing & release)	\$ 410.00
Certified mail	\$ 8.45
Attorney's fees, including lien release	<u>\$ 331.50</u>
TOTAL:	\$1,434.95