



**202209150066**

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.

Carlos A. Cruz Herrera, a married man as  
his sole and separate property,

Owner.

**NOTICE OF LIEN AGAINST  
OWNER FOR UNPAID  
ASSESSMENTS**

APN P130997

XRefID 6002-000-000-0134

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 134, Digby Heights, Phase III, as per plat recorded September 19, 2011, under Auditor's File No. 201109190088, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington,

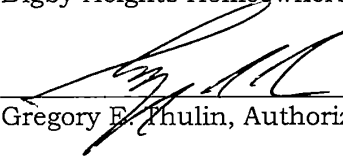
the owner or reputed owner of which lot is Carlos A. Cruz Herrera, for the sum of \$5,568.45, representing regular and special assessments for common expenses and other lawful charges owing to the Association, together with interest thereon from the effective date of each such obligation, late fees, 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 14<sup>th</sup> day of September, 2022.

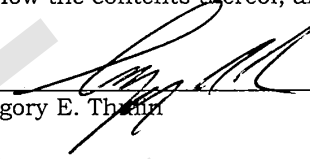
CLAIMANT:

Digby Heights Homeowners Association

  
\_\_\_\_\_  
Gregory E. Thulin, Authorized Agent

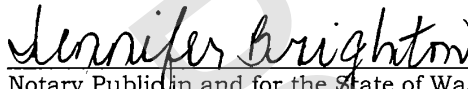
STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF WHATCOM )

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 14<sup>th</sup> 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 07 01 19 thru 09 01 22		\$ 1,940.00
Late fees @ \$15 each assessed from 7 16 19 thru 8 16 22		\$ 315.00
Prior legal fees from 01 06 22 thru 05 07 22		<u>\$ 320.00</u>
	subtotal	\$ 2,575.00
Less payments 10 04 21 thru 04 13 22		<u>\$ 1,120.00</u>
	subtotal	\$ 1,455.00
Lien recording fees (filing & release)		\$ 410.00
Certified mail		\$ 8.45
Attorney's fees, including lien release		<u>\$ 331.50</u>
	<b>TOTAL:</b>	<b>\$ 5,568.45</b>