## 202302010060

02/01/2023 01:18 PM Pages: 1 of 4 Fees: \$208.50 Skagit County Auditor

Return to:

Wildflower Homeowners Association Post Office Box 857 Sedro-Woolley, WA 98284

Sedro-Woolley, WA 98284 Document Title: Claim of Lien Grantor: Wildflower Homeowners Association Grantee: Bowell, Richard F III ABBREVIATED LEGAL DESCRIPTION: Sauk Mountian View Estates North-Phase 1-Wildflower, Blk 1, Lot 49, Acres 0.04, (SWFC) ASSESSOR'S TAX PARCEL NUMBER: P120354/4813-000-049-0000 **CLAIM OF LIEN** WILDFLOWER HOMEOWNERS ASSOCIATION, Claimant, VS. Bowell Richard F III, Owner.

Notice is hereby given that the person named below claims a Lien pursuant to Chapter 60.04 RCW. In support of this lien the following information is submitted:

CLAIM OF LIEN - 1

1) NAME OF LIEN CLAIMANT: WILDFLOWER HOMEOWNERS
ASSOCIATION

Telephone Number: 425-280-3987

Address: Post Office Box 857

Sedro-Woolley, WA 98284

2) This claim arises out of the Sauk Mountian View Estates North – Phase I – Wildflower Declaration of Easement, Reservations, and Restrictive Covenants, recorded May 9, 2003 Under Auditor's File No. 200305090002 and the failure of the Grantors to pay the Association dues as required pursuant to the Covenants above referenced. Grantors have failed to pay through January 31, 2023dues in the amount of \$1,359.92, along with any future dues and/or late charges, 12% interest annually, filing fees for the Claim of Lien and the Release of Lien, and any other associated costs such as mailing or legal costs.

- 3) Name of person indebted to the Claimant: Richard F Bowell III
- 4) Description of the property against which a lien is Claimed: 1603 Wildflower Way, Sedro-Woolley, Washington 98284 Legally described as follows:

LOT 49, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER, ACCORDING, TO THE PLAT THEREOF, AS RECORDED MAY 9,2003 UNDER AUDITOR'S FILE NO. 20030509001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number: P120354/4813-000-049-0000

## CLAIMOFLIEN- 2

If the Claimant is the assignee of this claim so state here: Not Applicable.

STATE OF WASHINGTON SS. COUNTY OF SKAGIT

Gil Ormbrek, being first duly sworn on oath deposes and says: I am President of Wildflower Homeowners Association, the Claimant above named; I have read or heard the foregoing claim, read 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.

GIL ORMBREK - PRESIDENT

WILDFLOWER HOMEOWNERS ASSOCIATION

SUBSCRIBED AND SWORN to on  $\frac{2}{1}$ , 2023, by Gil Ormbrek.

Printed Name:

Notary in and for the State of

Washington, residing at Sedro-Woo My appointment expires: 5/19/

CLAIM OF LIEN - 3