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08/28/2023 01:06 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return to:

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

Document Title: Claim of Lien

Yw ~~Grantor:~~ **Grantee** Wildflower Homeowners Association

Mo ~~Grantee:~~ **Grantor** Mosher, Eric

ABBREVIATED LEGAL DESCRIPTION: Sauk Mountain View Estates
North-Phase 1-Wildflower, Blk
1, Lot 19, Acres 0.05, (SWFC)

ASSESSOR'S TAX PARCEL NUMBER: P120324/4813-000-019-0000

CLAIM OF LIEN

WILDFLOWER HOMEOWNERS)
ASSOCIATION,)
)
Claimant,)
)
vs.)
)
Eric Mosher,)
)
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 Mountain 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 July 31, 2023 dues in the amount of \$ 1,700.41, 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: Eric Mosher

4) Description of the property against which a lien is Claimed: 1530 Wildflower Way, Sedro-Woolley, Washington 98284
Legally described as follows:

19
LOT ~~2~~ SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1,
WILDFLOWER, ACCORDING TO THE PLAT THEREOF, AS RECORDED
MAY 9, 2003 UNDER AUDITOR'S FILE NO. 200305090001,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number: P120324 / 4813-000-019-0000

CLAIM OF LIEN- 2

5) 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
GIL ORMBREK - PRESIDENT
WILDFLOWER HOMEOWNERS ASSOCIATION

SUBSCRIBED AND SWORN to on Aug 23, 2023, by Gil Ormbrek.



Bonnie K Irish
Printed Name:
Notary in and for the State of
Washington, residing at Sedro Woolley.
My appointment expires: 5/19/27