



**202310130015**

10/13/2023 09:20 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Melinda Smith  
Eagle Valley Planned Unit Development  
24133 Feather Lane  
Sedro Woolley, WA 98284

**Document Title:** NOTICE OF LIEN FOR UNPAID ASSESSMENTS

**Reference numbers of related documents:**

**Grantor(s):** Pete and Valerie Uzunov

**Grantee(s):** Eagle Valley Planned Unit Development

**Legal Description:** (0.3800 ac) LOT 17, EAGLE VALLEY PUD

**Assessor's Property Tax Parcel Account Number(s):** P106908

After Recording Return to:

Melinda Smith  
Eagle Valley Planned Unit Development  
24133 Feather Lane  
Sedro Woolley, WA 98284

**NOTICE OF LIEN FOR UNPAID ASSESSMENTS**

**NOTICE IS HEREBY GIVEN** that, by the terms of the **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR EAGLE VALLEY P.U.D.**, a residential community, provides, in part, for the automatic creation of a lien against title to each Lot in Eagle Valley P.U.D. to secure to Eagle Valley P.U.D. the payment of all assessments, interest, costs, late charges and attorney fees. The lien is a continuing lien and remains valid and enforceable against title to a Lot at Eagle Valley P.U.D. transferred to successors in interest by gift, sale, inheritance or otherwise.

As of August 5, 2023 there is an outstanding balance of \$300.00 due and owing in connection with the following property at Eagle Valley P.U.D.:


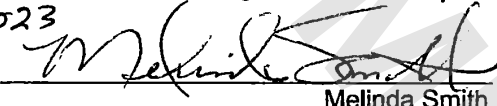
Owner: Pete and Valerie Uzunov  
Property Address: 5196 Aerie Ln  
Sedro Woolley, WA 98284  
Legal Description: (0.3800 ac) LOT 17, EAGLE VALLEY PUD  
Tax Parcel Account No.: P106908

Additional attorney's fees and costs chargeable to the above-referenced property may be due and owing. The current amount due and owing must be confirmed with Eagle Valley P.U.D. identified below.

Upon request, Eagle Valley P.U.D. shall furnish a written Certificate of Assessment Payment certifying the extent to which assessment payments on a specified Lot are paid and current, or otherwise delinquent. Requests for Certificates of Assessment Payment shall be directed to:

Eagle Valley P.U.D  
c/o Melinda Smith  
24133 Feather Lane  
Sedro Woolley, WA 98284  
Phone: 360-941-1796  
Email: eaglevalleyhoa0@gmail.com

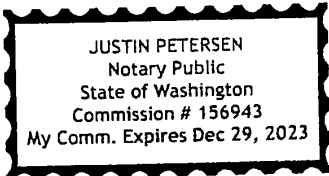
DATED: ~~September 25, 2023~~ ~~August 17, 2023~~ *October 13, 2023*

  
  
Melinda Smith  
President of Eagle Valley P.U.D.

STATE OF WASHINGTON )  
 )SS.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MELINDA SMITH is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the president of Eagle Valley P.U.D., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 13, 2023



[Handwritten Signature]

Justin Petersen

(Legibly Print or Stamp Name of Notary)

Notary Public in and for the State of Washington

Residing at: Mount Vernon, WA

My appointment expires: 12/29/2023