

AFTER RECORDING RETURN TO:
PERYEA SILVER TAYLOR
1200 Fifth Avenue, Suite 1550
Seattle, WA 98101-3146

NOTICE OF CLAIM OF LIEN

Grantors / Debtors: DeShawn Halttunen
Grantee / Claimant: Skagit Highlands Homeowners Association
Legal Description (abbreviated): LOT 23, SKAGIT HIGHLANDS DIVISION 1, A PLANNED UNIT DEVELOPMENT
Assessor's Tax Parcel ID #: P123163
Reference Nos. of Documents Released or Assigned: None

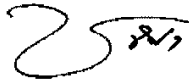
Skagit Highlands Homeowners Association ("Skagit Highlands") is a Washington corporation created to exercise the powers and authority of the Association set out in the Declaration recorded in the records of Skagit County, Washington, at Skagit County Recording No. 200508170114 ("the Declaration"). Section 8.8 of the Declaration creates a lien against a Lot upon non-payment of an assessment. The lien secures payment of the unpaid assessment(s) and of all costs and expenses (including reasonable attorneys' fees) associated with the non-payment. All third parties are put on notice that Skagit Highlands claims a lien for unpaid assessment(s) dating from May 1, 2023, and for all costs and expenses (including reasonable attorney's fees) associated with non-payment of the assessment(s), against the property legally described as:

LOT 23, SKAGIT HIGHLANDS DIVISION 1, A PLANNED UNIT DEVELOPMENT,
RECORDED ON AUGUST 16, 2005 UNDER AUDITOR'S FILE NO. 200508160182,
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON.

As of March 13, 2024, the total amount owing and secured by the lien was \$1,887.35. The total amount will increase by assessment(s), costs, and expenses that accrue after March 13, 2024, and prior to foreclosure, including any unposted or unbilled attorney's fees. The total amount secured by the lien may be a personal obligation of DeShawn Halttunen.

Dated this 13th day of March, 2024.

Skagit Highlands Homeowners Association

By: 

Chawisa Laicharoenwat, WSBA #60882
Its Attorney In Fact
Peryea Silver Taylor
1200 Fifth Avenue, Suite 1550
Seattle, WA 98101
(206) 403-1933

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Chawisa Laicharoenwat, WSBA #60882 is the person who appeared before me, signed this instrument, on oath stated that he is authorized to execute said instrument as attorney for Skagit Highlands, and acknowledged said instrument as the attorney in fact for Skagit Highlands to be the free and voluntary act of said Association, for the uses and purposes therein mentioned.

Dated this 13th day of March, 2024.



Notary Public in and for the State of Washington
Print/Type Name Whitney C. Schneider
My Appointment Expires 07-29-26

