

After recording, return to:

Law Offices of Gregory E. Thulin P.S.
3130 Howe Place, Suite 101
Bellingham, WA 98226-5641

The Cedars Condominium Owners
Association, a Washington non-profit
corporation,

Claimant,

vs.

Marlene Nelson and/or the Estate of
Marlene Nelson,

Owner.

NOTICE OF LIEN AGAINST OWNER
FOR UNPAID CONDOMINIUM
ASSESSMENTS

PID P116251

XRefID 4739-000-051-0000

NOTICE IS HEREBY GIVEN that The Cedars Condominium Owners Association (the "Association"), has a lien under RCW 64.32.300(2) and/or RCW 64.34.364 upon the following described real property located in Skagit County, Washington:

Unit 51, "THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per the Survey Map and Plans thereof, recorded September 17, 1999, under Auditor's File No. 199909170115, and any amendments thereto, records of Skagit County, Washington; situate in City of Burlington, County of Skagit, State of Washington,

the owner or reputed owner of which Unit is Marlene Nelson, a single person, for the sum of \$4,626.31, 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

EXHIBIT "A"

Delinquent monthly assessments from 4/01/24 through 10/01/24 in the amount of \$485 each	\$ 3,395.00
Late fees @ \$25 mo. from 4/05/24 through 10/05/24	\$ 175.00
Lien recording fees (filing & release)	\$ 610.00
Certified mail (\$10.41) & Simplifile fee (\$10.90)	\$ 21.31
Attorney's fees through lien release	<u>\$ 425.00</u>
TOTAL:	\$ 4,626.31