

**FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:**

Klinger Estates HOA  
350 Klinger Street  
Sedro-Woolley, WA 98284

**NOTICE OF LIEN**

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**Grantor (s)/Debtor:** CHEYENNE HILERIO and RUBEN HILERIO, III,  
a married couple

**Grantee (s)/Claimant:** KLINGER ESTATES OWNERS ASSOCIATION,  
a Washington non-profit corporation

**Additional Grantor(s) on page(s):**  
**Additional Grantee(s) on page(s):**

**Abbreviated Legal:** Lot 14, PLAT OF KLINGER ESTATES, according to  
the plat thereof recorded May 8, 2006, under Auditor's  
File No. 200605080213, records of Skagit County,  
Washington.  
Situate in the County of Skagit, State of Washington.

**Additional Legal on page(s):**

**Assessor's Tax Parcel No.:** P124432 / 4891-000-014-0000

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**NOTICE OF LIEN**

KLINGER ESTATES OWNERS ASSOCIATION,	)
a Washington non-profit corporation,	)
Claimant,	)
vs.	)
CHEYENNE HILERIO and RUBEN HILERIO III,	)
a married couple	)
Name of person/entity indebted to claimant.	)

NOTICE IS HEREBY GIVEN that the KLINGER ESTATES OWNERS ASSOCIATION, a Washington non-profit corporation, the Claimant above named, does hereby claim a lien against the real property described below for unpaid dues and/or assessments in the amount of \$580.25, late fees in the amount of \$57.75, plus attorneys' fees of \$500.00, recording fees of \$611.00, and any future unpaid dues and/or assessments, late fees, attorney fees, and costs, together with interest at 12% per annum. Please note these amounts are estimates only and you must request an updated payoff quote for the full and complete amount required to satisfy this lien.

This Claim of Lien is filed pursuant to the Declaration of Covenants, Conditions, and Restrictions of Klinger Estates recorded on May 8, 2006 under Skagit County Auditor's File No. 200605080212, as amended by the Amended Declaration of Covenants, Conditions, and Restrictions of Klinger Estates recorded on July 7, 2006 under Skagit County Auditor's File No. 200607070003, and as amended by the Amendment to Declaration of Covenants, Conditions and Restrictions of Klinger Estates recorded on October 28, 2008 under Skagit County Auditor's File No. 200810280083, together with any subsequent amendments and/or restatements thereto.

This Claim of Lien is against the real property described as follows:

Lot 59, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

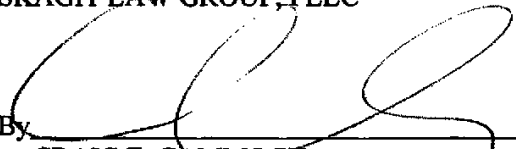
Situated in the City of Sedro-Woolley, County of Skagit, State of Washington.

which real property is identified by Skagit County Assessor's parcel number and tax identification numbers P124432 and 4891-000-014-0000, respectively, and for which property

the owner or reputed owner is CHEYENNE HILERIO and RUBEN HILERIO III, a married couple, whose mailing address is: 314 Klinger Street, Sedro-Woolley, Washington, 98284.

DATED this 31<sup>st</sup> day of October, 2024.

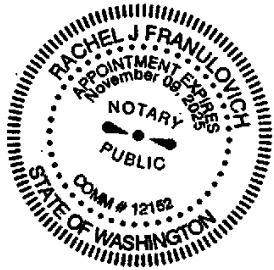
SKAGIT LAW GROUP, PLLC


By   
CRAIG E. CAMMOCK  
Attorney for Klinger Estates Owners Association

STATE OF WASHINGTON )  
  )  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that CRAIG CAMMOCK is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Attorney for KLINGER ESTATES OWNERS ASSOCIATION, a Washington nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 31<sup>st</sup> day of October, 2024.



  
NOTARY PUBLIC  
Print Name of Notary: Rachel Franulovich  
My appointment expires: 11/09/2025