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Skagit County Auditor, WA

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When recorded, return to:

Stephen W. Hansen
HANSEN McCONNELL & McCONNELL
1636 Third Street
Marysville, WA 98270

NOTICE OF CLAIM OF LIEN

Document Title(s): Notice of Claim of Lien
Reference Number(s): N/A
Grantor's/Debtor's Name: Thomas Jones
Grantee's/Lien Claimant's Name: Wilderness Village Community Association
Legal Description: LOT 49, PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 48 THROUGH 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Assessor's Property Tax Parcel/Account No.: P78233

NOTICE IS HEREBY GIVEN that the undersigned, Wilderness Village Community Association, a Washington nonprofit corporation, does hereby claim and assert a lien upon the following described real property ("Property") situated in the County of Skagit, State of Washington, to wit:

> LOT 49, PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 48 THROUGH 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Said lien is claimed in accordance with the Restrictive and Protective Covenants, Pertaining to Wilderness Village (see §§26, 27 & 29), to which the above-described property is subject, as recorded under recording no. 2004090702165, records of Skagit County, Washington and the Bylaws of the said Association.

Said lien is presently claimed in the sum of Four Thousand Five Hundred Twenty Eight and 45/100 dollars ($4,528.45) (consisting of past due assessments, violation fines, finance charges and legal fees) together with all future (a) attorney's fees and costs and expenditures, including without limitation as applicable the payment of delinquent real estate taxes by Grantee, incurred or to be incurred by the undersigned to prepare and record liens and/or amended liens and releases, to enforce lien rights through foreclosure or otherwise to protect and preserve its lien position herein and to enforce Grantee's other legal rights relating to Grantor and the Property, (b) all assessments and maintenance dues relating to or imposed upon the Property that accrue

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hereafter until paid, and (c) accrued and accruing interest and applicable late charges on all such sums.

THIS CLAIM OF LIEN IS A CONTINUING LIEN COVERING NOT ONLY THE SUMS SET FORTH ABOVE BUT ALSO SUBSEQUENT CHARGES, ASSESSMENTS AND EXPENDITURES LEVIED BY THE UNDERSIGNED UNTIL PAID IN FULL.

IF THIS LIEN IS FORECLOSED, NO HOMESTEAD EXEMPTION WILL BE APPLICABLE.

Wilderness Village Community Association, Claimant

By: _____
Stephen W. Hansen
Attorney at Law

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

Stephen W. Hansen, being first duly sworn, on oath deposes and says: I am the attorney of record for Wilderness Village Community Association, Claimant above-named; I have read the foregoing claim, know the contents thereof, and believe the same to be true.

_____
Stephen W. Hansen

Subscribed and sworn to before me on the 9th day of October, 2025

Notary Public
State of Washington
DANA LYNN TINGELSTAD
LICENSE # 56993
MY COMMISSION EXPIRES
MAY 24, 2028

_____
Printed Name: Dana Lynn Tingelstad
Notary Public in and for the State of Washington, residing at Marysville
My commission expires: 5/24/2028

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I hereby certify that I know or have satisfactory evidence that Stephen W. Hansen is the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it

as the attorney of Wilderness Village Community Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Subscribed and sworn to before me on the 9th day of October, 2025

Notary Public
State of Washington
DANA LYNN TINGELSTAD
LICENSE # 56993
MY COMMISSION EXPIRES
MAY 24, 2028

Dana Lynn Tingelstad

Printed Name: Dana Lynn Tingelstad
Notary Public in and for the State of Washington, residing at Marysville
My commission expires: 5/24/2028

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