

<b>WHEN RECORDED RETURN TO:</b> <u>RIVERSIDE ESTATES ASSOC.</u> <u>RE: ANDREW GALLAGHER</u> <u>632 RIVER ROAD</u> <u>WASHOUGAL WA 98671</u>		SKAMANIA COUNTY REAL ESTATE EXCISE TAX N/A AUG 14 2017
PAID <u>N/A</u> <u>cg deputy</u>		SKAMANIA COUNTY TREASURER
<b>DOCUMENT TITLE(S)</b> <u>LIEN FOR UNPAID H.O.A. FEES</u>		
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released:  <input type="checkbox"/> Additional numbers on page _____ of document.		
<b>GRANTOR(S):</b> <u>RIVERSIDE ESTATES ASSOCIATION, SKAMANIA COUNTY</u>  <input type="checkbox"/> Additional names on page _____ of document.		
<b>GRANTEE(S):</b> <u>FEDERAL HOME LOAN MORTGAGE CORP</u>  <input type="checkbox"/> Additional names on page _____ of document.		
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): <u>LOT #1 RIVERSIDE ASSOCIATION, SKAMANIA COUNTY, ESTATES</u> <u>BK <del>BB</del> B PG 44-45</u> <input checked="" type="checkbox"/> Complete legal on page <u>1</u> of document.		
<b>TAX PARCEL NUMBER(S):</b> <u>0205829300100 2m 8/14/17</u> <input checked="" type="checkbox"/> Additional parcel numbers on page <u>1</u> of document.		
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.		

# REVISED DEMAND LETTER/LIEN

## AUGUST 11, 2017

Pursuant to our request (included in these documents and copy of USPS certified receipt request). We, the Riverside Estates Association, are filing the following lien on the property located at Tax Parcel 020529300100 - Lot 1 Riverside Estates BK PG 44-45 8.1 acres - Sales Document 2016-000442 3/1/16- Skamania County, Washington 98671, for the amount \$713.09 for unpaid HOA fees and associated fees and penalties as proscribed by the Riverside Estates Homeowners Association covenants and applicable Washington State law.

Riverside Estates Association c/o  
Andrew Gallagher, Secretary Treasurer  
PO Box 17669  
Portland, OR 97217  
Email – REASkamaniaCounty@gmail.com

Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010-4902  
**RE: Unpaid HOA Fees**

Dear Mortgage Holder/Service,

The purchase (foreclosure) of the property located at 52 Upland Road, Washougal, Skamania County, Washington, 98671, is currently in arrears on the yearly homeowners association fees. The fees remain unpaid since the Federal Home Loan Mortgage Corp. took ownership of the property on 3/1/16. We will be placing a lien on the property for the unpaid fees at the Skamania County Assessor's Office.

### Overdue fee totals of \$713.09

- 2016 – \$268.80
  - Yearly fee (prorated) 9 months @ \$25 = \$225
  - \$15 late fee
  - Washington State Interest @ 12% - \$28.80
- 2017 – \$444.29
  - Yearly fee - \$300
  - \$15 late fee
  - Skamania Court lien filing fees - \$79
  - Mileage to and from Skamania Court from 632 River Road
    - 2 trips to file and remove lien (assuming it will be removed after payment)
    - 2 trips @ 47.2 mi. roundtrip – 94 mi @ \$0.535 = \$50.29
  - Property owner is also responsible for any additional fees to include notary fees for the eventual termination should the lien be satisfied through payment.

PG 2

The following information may be of assistance to look up the property information;

**Skamania County, State of Washington**  
**Tax Parcel 020529300100**  
**Lot 1 Riverside Estates BK PG 44-45 8.1 acres**  
**Sales Document 2016-000442 3/1/16**  
**George Raymond Christian**

Please remit \$713.09 in overdue fees to Riverside Estates Association, PO Box 17669, Portland Oregon, 97217.  
Contact Riverside Estates Association Secretary/Treasurer Andrew Gallagher at (562) 310-6278 if you have further questions.



Riverside Estates Association c/o  
Andrew Gallagher, Secretary Treasurer  
PO Box 17669  
Portland, OR 97217.  
Email – REASkamaniaCounty@gmail.com

Unofficial Copy

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April 30, 2017

Riverside Estates Association c/o  
Andrew Gallagher, Secretary Treasurer  
PO Box 17669  
Portland, OR 97217  
Email – REASkamaniaCounty@gmail.com

Federal Home Loan Mortgage Corporation  
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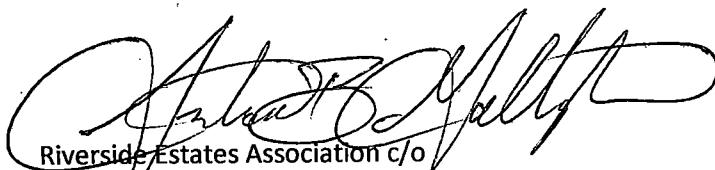
**Please review the overdue fee totals of \$662.80.**

- 2016 – \$268.80
  - Yearly fee (prorated) 9 months @ \$25 = \$225
  - \$15 late fee
  - Washington State Interest @ 12% - \$28.80
- 2017 – \$394.00
  - Yearly fee - \$300
  - \$15 late fee
  - Skamania Court lien filing fees -\$79

The following information may be of assistance to look up the property information;

**Skamania County, State of Washington**  
**Tax Parcel 020529300100**  
**Lot 1 Riverside Estates BK PG 44-45 8.1 acres**  
**Sales Document 2016-000442 3/1/16**  
**George Raymond Christian**

Please remit \$662.80 in overdue fees to Riverside Estates Association, PO Box 17669, Portland Oregon, 97217. Contact Riverside Estates Association Secretary/Treasurer Andrew Gallagher at (562) 310-6278 if you have further questions.



Riverside Estates Association c/o  
Andrew Gallagher, Secretary Treasurer  
PO Box 17669  
Portland, OR 97217  
Email – REASkamaniaCounty@gmail.com

WASHOUGAL  
129 PENDLETON WAY  
WASHOUGAL  
WA

98671-4202  
5490300466

05/05/2017 (800)275-8777 10:59 AM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.49
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(Domestic)  
(CARROLLTON, TX 75010)  
(Weight: 0 Lb 0.50 Oz)  
(Expected Delivery Day)  
(Monday 05/08/2017)

Certified	1	\$3.35
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(@@USPS Certified Mail #)  
(70122920000198690505)

Return Receipt	1	\$2.75
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(@@USPS Return Receipt #)  
(9590940221966193914207)

Affixed Postage	1	(\$0.49)
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(Affixed Amount: \$0.49)

Total	\$6.10
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Debit Card Remit'd	\$6.10
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(Card Name: Debit Card)  
(Account #: XXXXXXXXXXXX4337)  
(Approval #)  
(Transaction #: 320)  
(Receipt #: 010775)  
(Debit Card Purchase: \$6.10)  
(Cash Back: \$0.00)

Text your tracking number to 28777  
(2USPS) to get the latest status.  
Standard Message and Data rates may  
apply. You may also visit USPS.com  
USPS Tracking or call 1-800-222-1811.

PS Form 3800, August 2006  
See Reverse for Instructions

Sent To  
City, State, ZIP+4  
or PO Box No.  
Street Apt. No.

Total Postage & Fees \$6.59  
Postage \$3.75  
Certified Fee \$2.75  
Return Receipt Fee \$0.00  
Restricted Delivery Fee \$0.00  
Endorsement Required \$0.00  
Endorsement Required \$0.00

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>TM</sup> RECEIPT  
For delivery information visit our website at www.usps.com  
CARROLLTON, TX 75010  
OFFICIAL USE

Postmark Here  
MAY - 5 2017  
05/05/2017  
198671-4202

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