

WHEN RECORDED RETURN TO:
RIVERSIDE ESTATES ASSOC.
RE: ANDREW GALLAGHER
632 RIVER ROAD
WASHOUGAL WA 98671

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX
 N/A
 AUG 14 2017

PAID N/A
cg deputy
 SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)
 LIEN FOR UNPAID H.O.A. FEES

REFERENCE NUMBER(S) of Documents assigned or released:
 [] Additional numbers on page _____ of document.

GRANTOR(S):
 RIVERSIDE ESTATES ASSOCIATION, SKAMANIA COUNTY

[] Additional names on page _____ of document.

GRANTEE(S):
 FEDERAL HOME LOAN MORTGAGE CORP

[] Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
 LOT #1 RIVERSIDE ASSOCIATION, SKAMANIA COUNTY, ESTATES BK ~~BB~~ B PG 44-45

[X] Complete legal on page 1 of document.

TAX PARCEL NUMBER(S):
 0205 29300100 2m 8/14/17

[X] Additional parcel numbers on page 1 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/Servicer,

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.

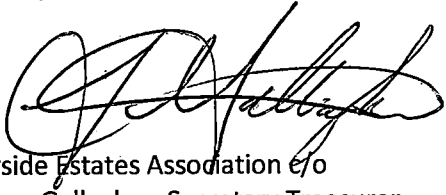
Overdue fee totals of \$713.09

- 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.

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

19 -

April 30, 2017

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

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

Dear Mortgage Holder/Service,

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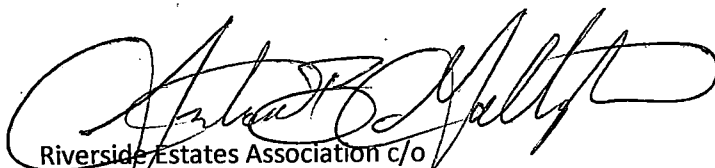
Please review the overdue fee totals of \$662.80.

- 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

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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

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

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WASHOUGAL
 129 PENDLETON WAY
 WASHOUGAL
 WA
 98671-4202
 5490300466

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

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Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (CARROLLTON, TX 75010) (Weight:0 Lb 0.50 Oz) (Expected Delivery Day) (Monday 05/08/2017)	1	\$0.49
Certified (@@USPS Certified Mail #) (70122920000198690505)	1	\$3.35
Return Receipt (@@USPS Return Receipt #) (9590940221966193914207)	1	\$2.75
Affixed Postage (Affixed Amount:\$0.49)	1	(\$0.49)
Total		\$6.10

Debit Card Remit'd \$6.10
 (Card Name:Debit Card)
 (Account #:XXXXXXXXXX4337)
 (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

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

Sent To

Postage	\$3.75
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.50

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 For delivery information visit our website at www.usps.com
 (Certified Mail Only; No Insurance Coverage Provided)

CARROLLTON TX 75010
 MAY - 5 2017
 WASHOUGAL WA 98671
 0466

7012 2920 0001 9869 0505