



Genevieve Tomberg, Title Officer
Craig Schumacher, Title Officer
Alisha Metzker, Title Officer
Cody Tumlin, Title Officer
2722 Colby Avenue, Suite 125
Everett, WA 98201
Toll Free: (888) 929-1999
Snohomish: (425) 551-5501
Fax: (425) 329-2199
Email: thetitleteam@rainiertitle.com

TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Joannie Cowles
Client File No. 00-3788-004-001-00

Certificate No: 820816RT
Charge: \$411.75

RECEIVED
MAY 29 2024
SNOHOMISH COUNTY
TREASURER

Effective Date: 14th Day of May, 2024 at 8:00 A.M.

Tax Account No(s): 00-3788-004-001-00 #2

Pursuant to the provisions of RCW 84.64.050 (as amended) and according to a title search of the Official Records for Snohomish County, Washington, Rainier Title, LLC (hereinafter referred to as 'The Company') certifies as follows:

The Record Title Holder(s) of said property on the Effective Date is/are:

The heirs and devisees of Barbara E. Moseley and John Damianidis, both deceased

Document: Statutory Warranty Deed
Recording No: 9408310270
Excise Tax Receipt No: 16768

If you have questions, please contact our Title Department at 1-888-929-1999.

Rainier Title, Agent for Stewart Title Guaranty Company

BY:

UNIT MANAGER

**TAX FORECLOSURE CERTIFICATE
PART 2**

Subject to any conflicts in Boundary Lines or discrepancies that would be revealed by a correct survey, the land referred to in this certificate is the land located on the county shown above, the State of Washington, and it more particularly described as follows:

Lots 1 and 2, Block 4, Town of Arlington, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lots 1-2, Block 4, Town of Arlington vol 2 pg 9, Snohomish County, WA

The legal description shown above is the same as the parcel that appears on the Snohomish County Treasurer's Tax Rolls.

**TAX FORECLOSURE CERTIFICATE
PART 3**

Record purchasers named in Real Estate Contracts, or Assignment thereof, to convey said Property:

NONE

Mortgagees:

NONE

Lienholders:

NONE

Judgment Creditors:

NONE

Pending Litigation:

Pending proceedings in Snohomish County Superior Court Cause No. 24-2-03724-31, being an action to foreclose delinquent general taxes.

Right, title and interest of the following parties:

1. It is our understanding that Barbara E. Moseley is now deceased, however we find no evidence of record in Snohomish County of a probate of the estate of said decedent. This Company may require the following:

- a. A complete signed and acknowledge Lack of Probate Affidavit
- b. A copy of the Community Property Agreement, if such exists, if not, it should be noted in the Lack of Probate Affidavit
- c. A Certified copy of the Death Certificate
- d. A copy of the decedent's will. If decedent did not leave a will, this should be so noted on the Lack of Probate Affidavit
- e. The surviving spouse/registered domestic partner must complete an Excise Tax Affidavit per the Snohomish County Treasurer's Office.
- f. Said Death Certificate and Lack of Probate Affidavit needs to be recorded in the records where the property is located.

2. John Damianidis is deceased. Pursuant to Snohomish County Probate Case Number 23-4-00975-31, Mary Walsh and Terry Damianidis has qualified as Personal Representative. Any sale and conveyance or mortgage must be under order of court and in accordance with statute.

3. Lien of succession state and/or federal death taxes, upon the estate of John Damianidis, deceased.

Snohomish County Probate Case No. 23-4-00975-31.

4. Possible lien against the Estate of John Damianidis, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs, if any, of medical assistance, pursuant to RCW 43.20B.080.

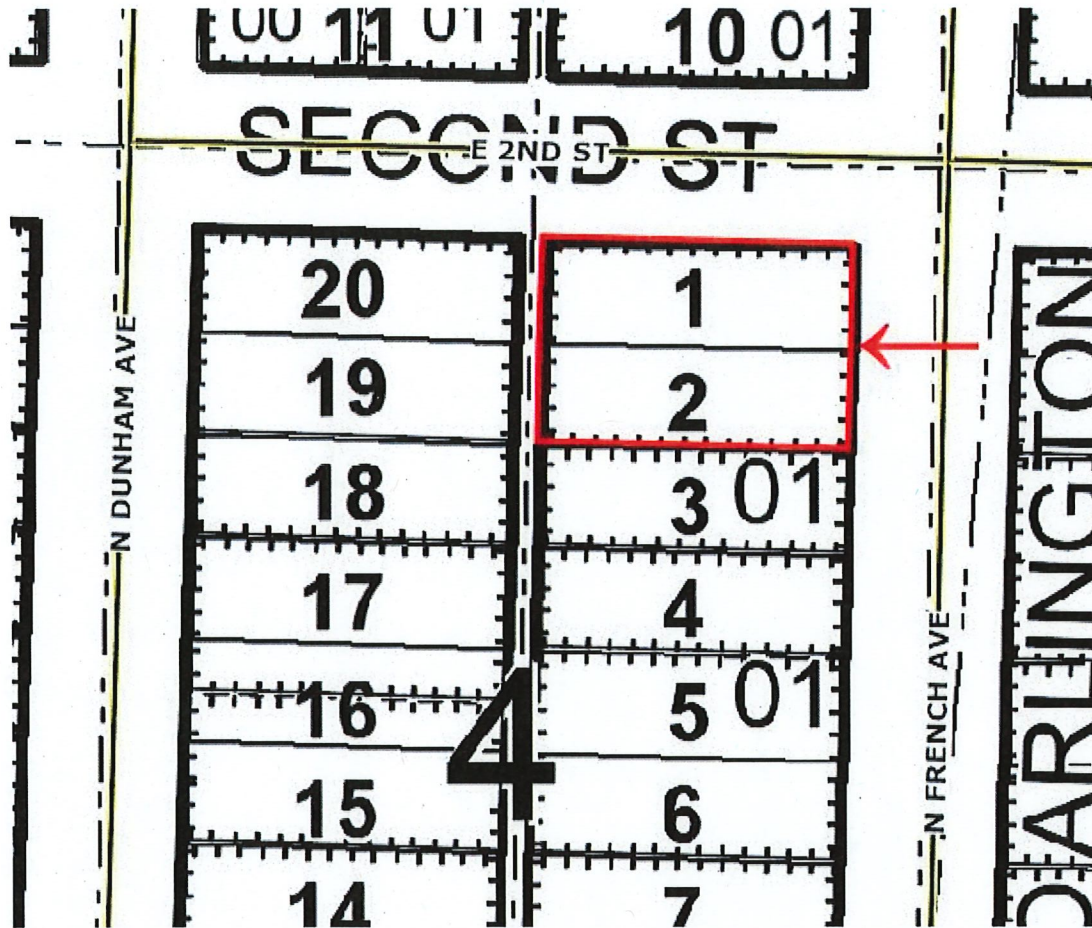
Easements appearing in the public record within the five year period immediately prior to the Effective Date hereof:

NONE

File No. 820816RT

Exhibit A – Legal Description

Lots 1 and 2, Block 4, Town of Arlington, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Snohomish County, Washington.



This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



PIONEER NATIONAL
TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

7-

TO Barbara E. Moseley
140 N. French
Arlington, WA 98223

THIS SPACE RESERVED FOR RECORDER'S USE

'94 AUG 31 NO 59

BGD ILL-1000
SNOMISH

REVENUE STAMPS

FORM L58F

Statutory Warranty Deed

THE GRANTOR Robert E. Davis and Esther A. Davis, husband and wife

for and in consideration of \$26,500.00

In hand paid, conveys and warrants to Barbara E. Moseley, a single woman, and John Damianidis, as his separate property, as tenants in common the following described real estate, situated in the County of Snohomish, State of Washington:

Lots 1 and 2, Block 4, Town of Arlington, as per plat recorded in Volume 2 of Plats, page 9, records of Snohomish County.

REAL ESTATE EXCISE TAX
SALE PRICE 26,500
RECEIPT NO. 16768
REC 10-18-77
AUG 31 1994

KIRKE SIEVERS, Snohomish County Treasurer
By Ronda E. Wheeler
Deputy

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 12, 1977, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on Oct. 12, 1977, Rec. No. 16768

Dated this 12th day of October, 1977

Robert E. Davis (SEAL)

Esther A. Davis (SEAL)

STATE OF WASHINGTON, { ss.
County of Snohomish

On this day personally appeared before me Robert E. Davis and Esther A. Davis

to me known to be the individual s described in and who executed the within, and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

12th

day of

October, 1977

Notary Public in and for the State of Washington,
residing at Arlington

VOL. 2953 PAGE 0741

Date & Time Performed: Wed May 29 2024 05:55:37 PST
Order Number / Search Title: 2340097531 - WA Superior Snohomish County
Search Type: Case Number
Case Type: Probate

COURTTRAX

WA - Snohomish County Superior Court
Case #23-4-00975-31

The report below covers **Odyssey Data only**. Click here to add information from SCOMIS.



SUMMARY	ODYSSEY DATA				
	Case: 23-4-00975-31 Case Title: 23-4-00975-31 Estate of John Damianidis Court: Snohomish Type: EST Estate Filed: 05/15/2023 Status: Active				
NAMES	ODYSSEY DATA				
	BAXTER, ANTHONY	Role:	Petitioner	Attorney Info:	Lead Attorney Baxter, Anthony Joseph Rober Retained
	DAMIANIDIS, CHRISTOPHER	Role:	Petitioner	Attorney Info:	Lead Attorney DENES, ATTILA Retained
	BAXTER, ANTHONY	Role:	Personal Representative		
	WALSH, MARY	Role:	Personal Representative	Attorney Info:	Lead Attorney Lieske, Jenna Nichole Retained
	DAMIANIDIS, TERRY	Role:	Personal Representative	Attorney Info:	Lead Attorney Lieske, Jenna Nichole Retained
	DAMIANIDIS, KRISTINA	Role:	Involved Party (Participant)	Attorney Info:	Lead Attorney Betts, Nicole Katrina Retained
	DAMIANIDIS, JOHN	Role:	Deceased		

DOCKET & DOCUMENTS

Docket

ODYSSEY DATA
Events & Hearings

Filed Date	Type	Details	Comment
05/15/2023	Case Information Cover Sheet	Case Information Cover Sheet :	
05/15/2023	Petition for Probate of Will for Order Adjudicating Solvency	Petition for Probate of Will for Order Adjudicating Solvency :	
05/15/2023	Last Will and Testament	Last Will and Testament :	
05/15/2023	Declaration Affidavit	Declaration Affidavit :	Waiving Notice
05/15/2023	Declaration Affidavit	Declaration Affidavit :	Waiving Notice
05/15/2023	Declaration Affidavit	Declaration Affidavit :	Waiving Notice
05/15/2023	Declaration Affidavit	Declaration Affidavit :	Waiving Notice
05/15/2023	Order Admitting Will	Order Admitting Will : Judicial Officer : Micheli, Lisa	**Bond Set at \$300,000**
05/15/2023	Ex Parte Action With Order		
05/15/2023	Case Resolution Personal Representative Guardian Appointed		
05/23/2023	Oath	Oath :	
05/23/2023	Bond	Bond : Judicial Officer : Johnson, Ian	\$300,000.00
05/23/2023	Ex Parte Action Without Order		
05/24/2023	Letters Testamentary	Letters Testamentary :	**Revoked Per Order #37**
06/23/2023	Request	Request :	for Special Notice
06/27/2023	Request	Request :	for Special Notice of Proceedings
06/30/2023	Petition	Petition :	for order appointing successor administrator
06/30/2023	Note for Calendar	Note for Calendar :	

Case Detail for Case #23-4-00975-31 - WA - County Superior Court

06/30/2023	Notice of Hearing	Notice of Hearing :	
06/30/2023	Declaration Affidavit	Declaration Affidavit :	of Anthony Baxter
07/11/2023	Declaration Affidavit	Declaration Affidavit :	of Christina Hughes
07/11/2023	Request	Request :	for special notice of proceedings and inventory & appraisement
07/13/2023	Response	Response :	to Petition for Cancelling Previous PR
07/14/2023	Inventory and Appraisement	Inventory and Appraisement :	
07/17/2023	Motion Hearing	Judicial Officer : Rogers, Melissa Hearing Time : 1:00 PM	to cancel letters - CONFIRMED/BAXTER
07/17/2023	Motion Hearing	Motion Hearing : Judicial Officer : Kirkley, Melissa J	
07/31/2023	Motion Hearing	Judicial Officer : Kirkley, Melissa J Hearing Time : 1:00 PM Cancel Reason : Stricken-Not Confirmed	To Cancel Letters
08/30/2023	Petition	Petition :	for order probating Newly Discovered Will and Appoint Administrator
08/31/2023	Notice of Hearing	Notice of Hearing :	
08/31/2023	Note for Calendar	Note for Calendar :	
09/20/2023	Creditors Claim	Creditors Claim :	
09/27/2023	Declaration Affidavit	Declaration Affidavit :	of Christopher Damianidis /Supplemental
09/27/2023	Response	Response :	Responsive Declaration of Kristina Damianidis
10/05/2023	Declaration Affidavit	Declaration Affidavit :	of Terry Damianidis
10/05/2023	Declaration Affidavit	Declaration Affidavit :	of Mary Walsh
10/06/2023	Reply	Reply :	declaration of Christopher Damianidis
10/09/2023	Motion Hearing	Judicial Officer : Kirkley, Melissa J Hearing Time : 1:00 PM	to Probate Newly Discovery Will & Other Relief -CONT FROM 09/15 PER DENES - CONFIRMED/DENES
10/09/2023	Motion Hearing	Motion Hearing : Judicial Officer : Kirkley, Melissa J	
10/17/2023	Declaration Affidavit	Declaration Affidavit :	of Christopher Damianidis - Supplemental
10/19/2023	Attachment	Attachment :	POLST Form
10/23/2023	Motion Hearing	Judicial Officer : Kirkley, Melissa J Hearing Time : 1:00 PM	to Probate Newly Discovery of Will & Other Relief Confirmed/Court
10/23/2023	Last Will and Testament	Last Will and Testament :	Executed 9/7/2011 Admitted to Probate 10/23/2023
10/23/2023	Motion Hearing	Motion Hearing : Judicial Officer : Kirkley, Melissa J	
10/23/2023	Order Admitting Will	Order Admitting Will :	with Full Court Intervention
10/27/2023	Oath	Oath :	
10/27/2023	Oath	Oath :	
10/27/2023	Letters Testamentary	Letters Testamentary :	
11/01/2023	Notice to Creditors	Notice to Creditors :	
11/01/2023	Certificate of Mailing	Certificate of Mailing :	
11/27/2023	Affidavit of Publication	Affidavit of Publication :	
03/15/2024	Motion to Compel	Motion to Compel :	
03/15/2024	Notice of Hearing	Notice of Hearing :	
03/15/2024	Note for Calendar	Note for Calendar :	
03/27/2024	Response	Response :	to petition to compel inventory
03/27/2024	Inventory and Appraisement	Inventory and Appraisement :	
03/27/2024	Affidavit Declaration Certificate Confirmation of Service	Affidavit Declaration Certificate Confirmation of Service :	
03/29/2024	Motion to Compel	Judicial Officer : Harness, Susan Hearing Time : 1:00 PM Cancel Reason : Plaintiff/Prosecutor Requested	STRICKEN/DENES
03/29/2024	Hearing Cancelled Plaintiff Prosecution Requested		
04/24/2024	Note for Calendar	Note for Calendar :	
04/24/2024	Motion	Motion :	to challenge inventory & quiet title to real estate
04/24/2024	Memorandum	Memorandum :	
04/24/2024	Affidavit in Support	Affidavit in Support :	of Terry Damianidis
05/06/2024	Response	Response :	to motion to challenge estate inventory & quiet title
05/06/2024	Response	Response :	memorandum to motion to challenge inventory & quiet title
05/07/2024	Reply	Reply :	to motion to challenge inventory & quiet title
05/08/2024	Motion Hearing	Judicial Officer : Okoloko, Edirin O Hearing Time : 9:30 AM	to challenge inventory & quiet title to real estate - CONFIRMED/HERMES
05/08/2024	Motion Hearing	Motion Hearing : Judicial Officer : Okoloko, Edirin O	
05/08/2024	Hearing Continued Unspecified		
05/08/2024	Order of Continuance	Order of Continuance :	
05/13/2024	Notice of Appearance	Notice of Appearance :	

5/29/24, 5:58 AM

Case Detail for Case #23-4-00975-31 - WA - County Superior Court

06/05/2024 Motion Hearing

Judicial Officer : Okoloko,
Edirin O
Hearing Time : 9:00 AM

NOTE: "The Washington State Administrative Office of the Courts and the Washington State courts do not warrant that the information is accurate or correct and deny liability for any damages resulting from the release or use of the data. In order to assure or verify the accuracy of the information or data received, the customer should personally consult the 'official' record reposing at the court of record."

End of Report

Copyright 2024 CourtTrax Corporation - info@courttrax.com

23-4-00975-31
LTRTS 40
Letters Testamentary
16504734



FILED

2023 OCT 30 AM 9:26

HEIDI PERCY
COUNTY CLERK
SNOHOMISH CO. WASH

**Superior Court of Washington
For Snohomish County**

In the matter of the Estate of:

JOHN DAMIANIDIS,

Deceased

No. 23-4-00975-31

Letters Testamentary
(LTRTS)

WHEREAS, the Last Will and/or Codicil(s) of the above named deceased having been duly exhibited, proven, and recorded on 10/23/2023 in our said Superior Court; and whereas, it appears in and by said document(s) that **MARY WALSH AND TERRY DAMIANIDIS** is/are appointed Co-Executor(s) thereon, and whereas, said Co-Executor(s) has/have duly qualified.

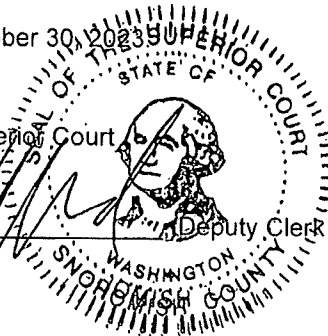
NOW, therefore, know all persons by these presents, that we do hereby authorize **MARY WALSH AND TERRY DAMIANIDIS** to execute said Will and/or Codicil(s) according to law.

WITNESS my hand and the seal of said court, dated: October 30, 2023

Heidi Percy, Clerk of Superior Court

By: 

Deputy Clerk



State of Washington)

)ss.

County of Snohomish)

I, Heidi Percy, Clerk of the Superior Court of Snohomish County, Washington State, do hereby certify that the above and foregoing is a true and correct copy of Letters Testamentary in the above entitled case, entered on October 30, 2023.

I further certify that these letters are now in full force and effect.

Dated: _____

Heidi Percy, Clerk of Superior Court

By: _____

Deputy Clerk