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TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Joannie Cowles
Client File No. 00-3847-003-001-02

Certificate No: 820822RT
Charge: \$411.75

RECEIVED
MAY 30 2024
SNOHOMISH COUNTY
TREASURER

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

Tax Account No(s): 00-3847-003-001-02

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:

Held Holdings, LLC, a Washington limited liability company

Document: Statutory Warranty Deed
Recording No: 202008040825
Excise Tax Receipt No: E143364

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:

Tract 1, Block C, Assessor's Plat of Woodway Park, according to the plat thereof recorded in Volume 16 of Plats, page 12, records of Snohomish County, Washington;

EXCEPT the North 20 feet of the West 192.15 feet; and
EXCEPT that portion of said Tract 1 lying within the following described tract:

Beginning at a point on the North line of Tract 4, Block C of said plat, North 89°15'28" West, a distance of 100 feet from the Northeast corner of said Tract 4;
Thence continuing along said North line, North 89°15'28" West, a distance of 24.88 feet;
Thence South 00°44'32" West, parallel to the West line of said Tract 4, a distance of 135 feet;
Thence North 89°15'28" West, a distance of 7.00 feet more or less to a point of an intersection with the West line of an existing concrete wall extended Northerly;
Thence South 01°31'21" West along the West line of said concrete wall extended Northerly and the West face of said wall, a distance of 337.03 feet;
Thence North 74°22'04" East, a distance of 141.88 feet;
Thence North 00°14'29" East, a distance of 91.14 feet to a concrete monument, being the corner common to Tracts 1, 3, and 4;
Thence North 55°02'48" East, a distance of 261.62 feet to a point called "A" for further reference;
Thence North 01°17'05" East, a distance of 40.76 feet to a point of curvature;
Thence Northerly along the arc of a curve to the left, having a radius of 50 feet and a central angle of 75°14'37" a distance of 65.66 feet to a point of tangent;
Thence North 73°57'35" West, a distance of 269.42 feet;
Thence North 27°45'58" West, a distance of 31.48 feet to the point of beginning;

Together with a non-exclusive easement for ingress and egress over and upon a strip of land 20 feet in width lying Southerly and Westerly of the following described line:

Beginning at point "A" in above described tract;
Thence North 01°17'05" East, a distance of 40.76 feet to a point of curve;
Thence along the arc of a curve to the left, having the radius of 50 feet and a central angle of 75°14'37" East, a distance of 75 feet to a point of curve;
Thence South Easterly along an arc of curve to the right having a radius of 30 feet and a central angle of 75°14'37" a distance of 39.40 feet to a point of tangent, South 01°17'05" West, a distance of 55.42 feet;
Thence North 55°01'48" East, a distance of 24.80 feet to point "A" and point of beginning.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn of Tract 1, Block C, Assessors Plat of Woodway Park vol 16 pg 12, 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:

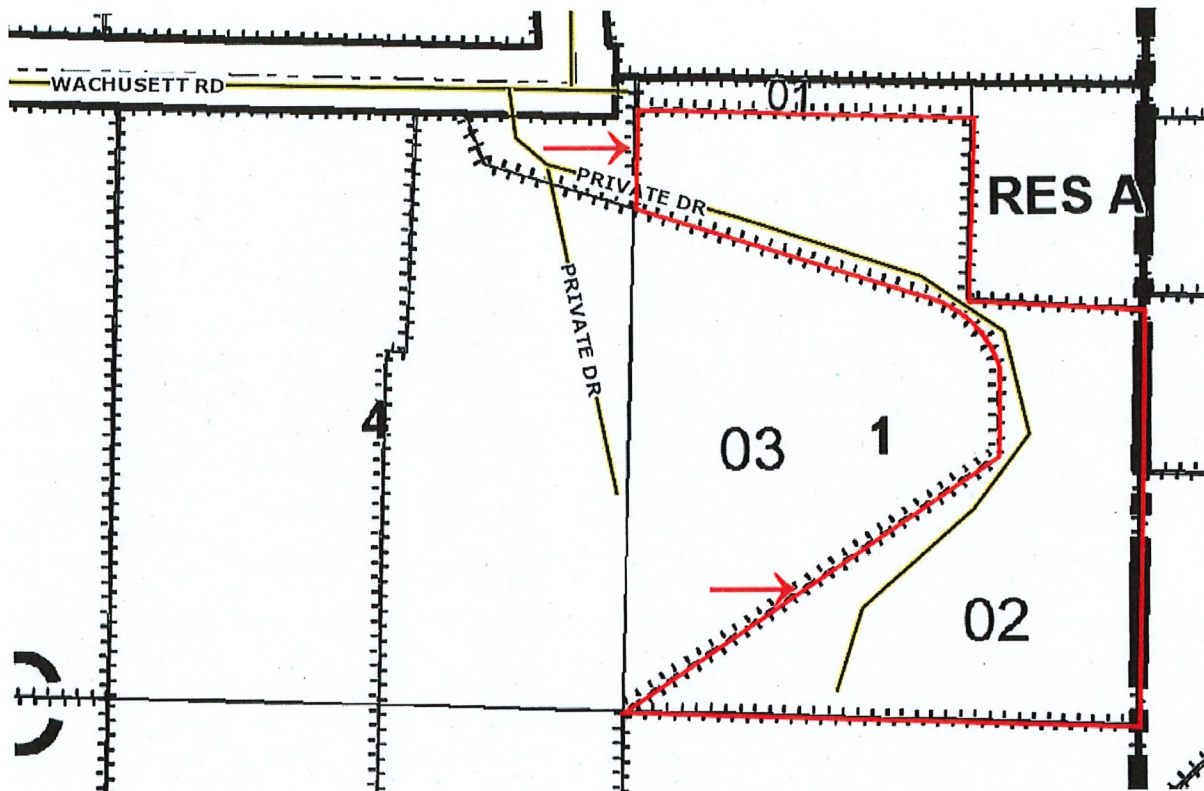
Pending proceedings in Snohomish County Superior Court Cause No. 24-2-03724-31, being an action to foreclose delinquent general taxes.

Right, title and interest of the following parties:

NONE

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

NONE



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.



202008040825.001

202008040825

DEEDS (EXCEPT QCDs)

Rec: \$107.50

8/4/2020 4:03 PM 1 of 5

SNOHOMISH COUNTY, WA

Electronically Recorded

When recorded return to:

Held Holdings, LLC
150 Shoreline Drive
Redwood City, CA 94065Thank you for your payment.
E143364 \$93,805.00
SARA H. 08/04/2020

STATUTORY WARRANTY DEED

Escrow No.: 2020068311

Title Order No.: RC 40252740

THE GRANTOR(S)Sally Raines Smart, as Trustee of the Philip M. Smart, Jr Marital Trust u/w dated October 15, 2015 and Sally
Raines Smart, an unmarried womanfor and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and
warrants to

Held Holdings, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Snohomish, State of Washington:

Please see attached as Exhibit "A"

Abbreviated Legal: PTN TRACTS 1 TO 4, BLK C, ASSESSOR'S PLAT OF WOODWAY PARK

Tax Parcel Numbers: 00384700300102, 00384700300400, 00384700300200

Tax Parcel Number(s):

Please see Special Exceptions attached as Exhibit "A"

Dated: July 30, 2020

Philip M. Smart, Jr Marital Trust u/w dated October 15, 2015

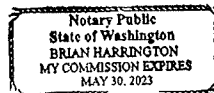
BY: Sally Raines Smart
Sally Raines Smart, TrusteeSally Raines Smart
Sally Raines SmartCW Title
RC 40252740 5/108.50

STATE OF Washington WA }-ss
COUNTY OF King

I certify that I know or have satisfactory evidence that Sally Raines Smart is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Trustee of the Philip M. Smart Jr. Marital Trust u/w dated October 15, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/30/2020

[Signature]
Notary Public in and for the state of WA
My appointment expires: 5/30/23



STATE OF Washington WA }-ss
COUNTY OF King

I certify that I know or have satisfactory evidence that Sally Raines Smart is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/30/2020

[Signature]
Notary Public in and for the state of WA
My appointment expires: 5/30/23

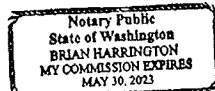


EXHIBIT "A"

PARCEL A:

ALL THAT PORTION OF TRACTS 1, 2, 3 AND 4, BLOCK C, ASSESSORS PLAT OF WOODWAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 4 NORTH 89°15'28" WEST, A DISTANCE OF 100 FEET FROM THE NORTHEAST CORNER OF SAID TRACT;
THENCE SOUTH 27°45'58" EAST, A DISTANCE OF 31.48 FEET;
THENCE SOUTH 73°57'35" EAST, A DISTANCE OF 269.42 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 75°14'37" A DISTANCE OF 65.55 FEET TO A POINT OF TANGENT;
THENCE SOUTH 1°17'05" WEST, A DISTANCE OF 40.76 FEET TO A POINT CALLED "A" FOR FURTHER REFERENCE;
THENCE SOUTH 55°01'48" WEST, A DISTANCE OF 261.62 FEET, MORE OR LESS, TO AN EXISTING CONCRETE MONUMENT, BEING THE CORNER COMMON TO SAID TRACTS 1, 2, 3 AND 4;
THENCE SOUTH 0°14'29" WEST, A DISTANCE OF 91.14 FEET;
THENCE SOUTH 74°22'04" WEST A DISTANCE OF 141.88 FEET TO A POINT ON THE WEST FACE OF AN EXISTING CONCRETE WALL;
THENCE SOUTH 1°31'21" WEST ALONG THE WEST FACE OF SAID WALL, A DISTANCE OF 73.01 FEET;
THENCE SOUTH 89°15'28" EAST A DISTANCE OF 345.58 FEET;
THENCE SOUTH 0°44'32" WEST PARALLEL TO THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 175.0 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2;
THENCE SOUTH 89°15'28" EAST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 89.14 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT 2, BEING THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., AND BEING A CONCRETE MONUMENT;
THENCE NORTH 0°20'10" EAST ALONG THE EAST LINE OF SAID TRACTS 2 AND 1, A DISTANCE OF 620.22 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE DEER PARK CORPORATION RESERVOIR TRACT;
THENCE NORTH 89°15'28" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 100 FEET;
THENCE NORTH 0°20'10" EAST ALONG THE WEST LINE OF SAID RESERVOIR TRACT, A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1;
THENCE NORTH 89°15'28" WEST ALONG THE NORTH LINE OF SAID TRACT 1 AND 4, A DISTANCE OF 292.15 FEET TO THE POINT OF BEGINNING;**

EXCEPT THAT PORTION OF TRACT 3, BLOCK C, CONVEYED UNDER AUDITOR'S FILE NO. 8206030105 RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 20 FEET IN WIDTH LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING AT POINT "A" IN ABOVE DESCRIBED TRACT;
THENCE NORTH 1°17'05" EAST A DISTANCE OF 40.76 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING THE RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 75°14'37" EAST, A DISTANCE OF 75 FEET TO A POINT OF CURVE;
THENCE SOUTH EASTERLY ALONG AN ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 75°14'37" A DISTANCE OF 39.40 FEET TO POINT OF TANGENT, SOUTH 1°17'05" WEST, A DISTANCE OF 55.42 FEET;
THENCE NORTH 55°01'48" EAST, A DISTANCE OF 24.80 FEET TO POINT "A" AND POINT OF BEGINNING.**

SITUATE IN THE CITY OF EDMONDS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APN: 00384700300102, 00384700300200, 00384700300400

EXHIBIT "A"

- RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN DEED.

RECORDING NOS.: 781534, 818508, 1188466 AND 7712090121

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MAY 4, 1931
RECORDING NO.: 501070

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ACCESS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: APRIL 5, 1954
RECORDING NO.: 1092833

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: ACCESS AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: APRIL 20, 1956
RECORDING NO.: 1188466

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 22, 1971
RECORDING NO.: 2219703

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: SEPTEMBER 7, 1976
RECORDING NO.: 7609070127

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: FEBRUARY 21, 1980
RECORDING NO.: 8002210171

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: DECEMBER 15, 1986
RECORDING NO.: 8612150522

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON
NORTHWEST INC.
PURPOSE: ELECTRIC DISTRIBUTION LINE FACILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: APRIL 3, 2002
RECORDING NO.: 200204030471

EXHIBIT "A"

- ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF ASSESSOR'S PLAT OF WOODWAY PARK, RECORDED UNDER RECORDING NO. 116886
THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
- MATTERS SET FORTH BY SURVEY:
RECORDED: DECEMBER 3, 1985
RECORDING NO.: 8512035004
- MATTERS SET FORTH BY SURVEY:
RECORDED: APRIL 7, 1998
RECORDING NO.: 9804075002