



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. 30-0423-003-007-00

Certificate No: 820936RT
Charge: \$411.75

RECEIVED
JUN 25 2024
SNOHOMISH COUNTY
TREASURER

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

Tax Account No(s): 30-0423-003-007-00

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:

Amy R. Kennedy and Dawn K. Kennedy, each as a separate estate

Document: Quit Claim Deed
Recording No: 201608170540
Excise Tax Receipt No: 1111243

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:

That portion of the Northwest quarter of the Southwest quarter lying North of County Road, defined as follows:

The Easterly 420 feet of the Westerly 840 feet, as measured along the North line of said Northwest quarter of the Southwest quarter, all in Section 23, Township 30 North, Range 4 East, W.M., in Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn of the NWQ SWQ 23-30-4E, 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:

Judgment entered in Snohomish County Superior Court:

Against:	Amy Kennedy
In favor of:	Bob Pryor and Pamela Pryor
Amount:	\$4,362.00, together with interest, costs and attorney fees,
if any	
Entered:	August 17, 2017
Judgment No.:	17-9-16477-5
Cause No.:	17-2-07027-9
Attorney for creditor:	Francis G. Huguenin

Judgment entered in Snohomish County Superior Court:

Against:	Amy Kennedy, et al
In favor of:	David Diaz
Amount:	\$12,300.00, together with interest, costs and attorney fees,
if any	
Entered:	October 22, 2020
Judgment No.:	20-9-03838-9
Cause No.:	20-2-04969-5
Attorney for creditor:	Robin W. Trickler

Pending Litigation:

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

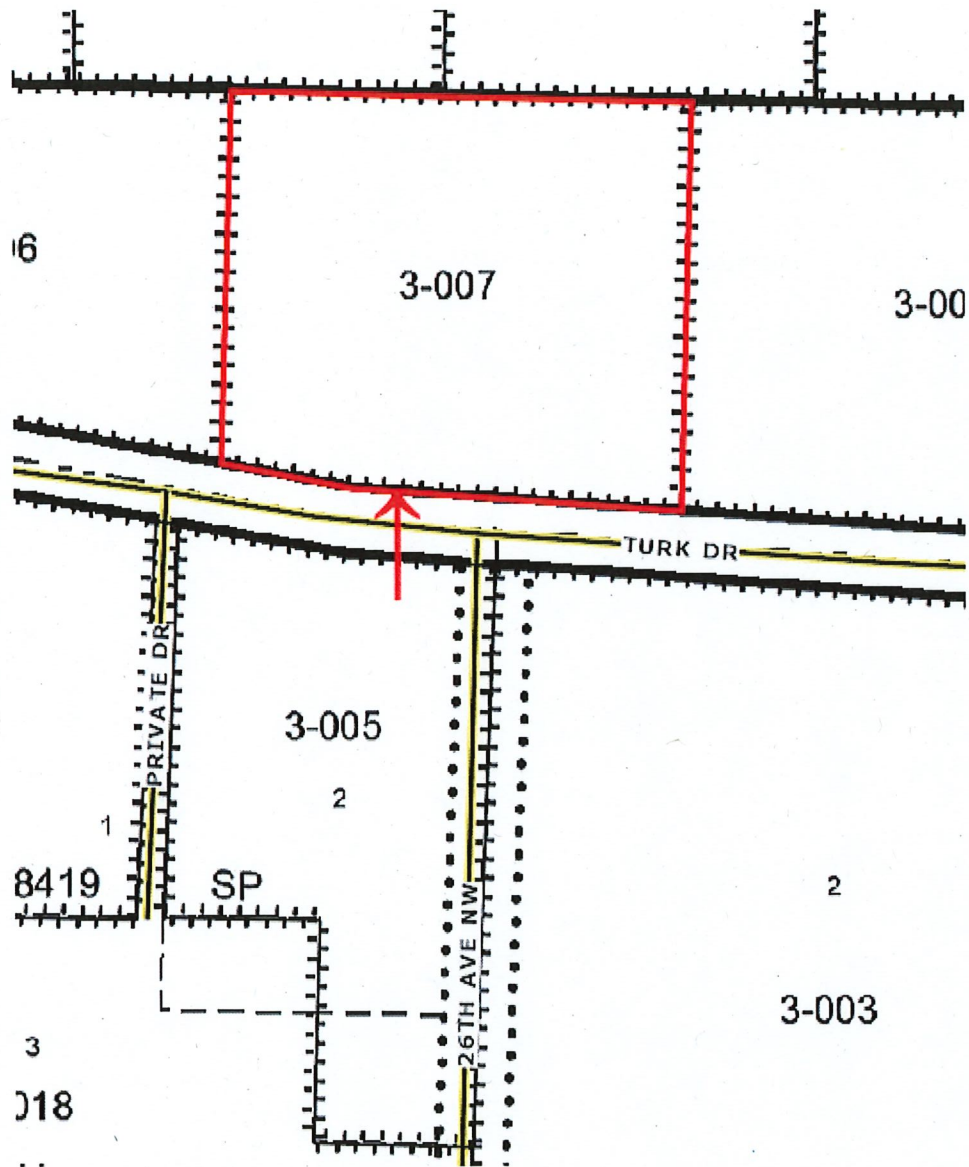
Right, title and interest of the following parties:

NONE

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

NONE

A Manufactured Home Title Elimination Application has been recorded under Recording No. 9110020222. Said manufactured home is therefore classified as real estate and the value of same will be included for title insurance coverage within the policy to issue.

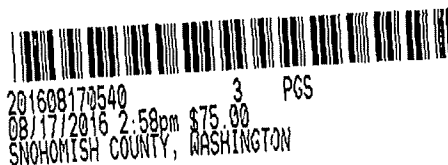


This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it 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.

111243

WHEN RECORDED RETURN TO:

Curran Law Firm P.S.
 Attn: John M. Casey
 P.O. Box 140
 Kent, Washington 98035-0140



No. 8918125 8/16/2016 11:14 AM 10.00
 Thank you for your payment.
 AARON

Document:	Quit Claim Deed
Grantor:	Frontier Bank nka MUFG Union Bank, N.A.
Grantee:	Kennedy, Amy R., and Kennedy, Dawn K.
Abb. Legal:	NW ¼ of SW ¼ of Sec 23, Twp. 30N, Range 4E, Snohomish County
Tax Parcel No.	30042300300700

QUIT CLAIM DEED

GRANTOR, MUFG Union Bank, N.A., as successor in interest to Frontier Bank of Everett, Washington, as Trustee of the Jonan Ross Taylor – PRR Irrevocable Living Trust, for and in consideration of distributing property to the beneficiaries, conveys and quit claims to GRANTEE, Amy R. Kennedy and Dawn K. Kennedy, as tenants in common, the following described real estate, situated in Snohomish County, Washington, including any interest therein that Grantor may hereafter acquire:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE COUNTY ROAD, DEFINED AS FOLLOWS:

THE EASTERLY 420 FEET OF THE WESTERLY 840 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 23, TOWNSHIP 30 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Tax Parcel No. 30042300300700

DATED this 21st day of July, 2016.

GRANTOR:

MUFG Union Bank, N.A. as successor in interest
 to Frontier Bank of Everett, Washington, as
 Trustee of the Jonan Ross Taylor – PRR
 Irrevocable Living Trust

By Linda Hessler, VP & Sr. Asset Manager

GRANTOR:

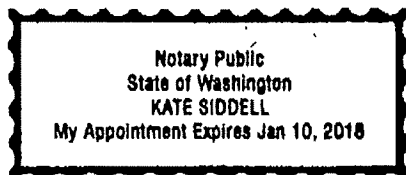
MUFG Union Bank, N.A. as successor in interest
to Frontier Bank of Everett, Washington, as
Trustee of the Jonan Ross Taylor – PRR
Irrevocable Living Trust

Michael Novak
By: MICHAEL NOVAK
Its: DIRECTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Linda Hessler is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President and Senior Asset Manager of MUFG Union Bank, N.A., as Successor in interest to Frontier Bank of Everett, Washington, as Trustee of the Jonan Ross Taylor – PRR Irrevocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and seal of office this 21st day of JULY, 2016.



Kate Siddell
Notary Public in and for the State of Washington
Residing at: BOTHELL
Printed Name: KATE SIDDELL
My Commission Expires: 1/10/18

~~STATE OF WASHINGTON)
) ss.
COUNTY OF KING)~~

~~I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of MUFG Union Bank, N.A., the Successor in interest to Frontier Bank of Everett, Washington, as Trustee of the Jonan Ross Taylor – PRR Irrevocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.~~

~~Given under my hand and seal of office this _____ day of _____, 2016.~~

~~Notary Public in and for the State of Washington
Residing at: _____
Printed Name: _____
My Commission Expires: _____~~

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On July 26, 2016 before me, LANA L REES, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Novak
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Date & Time Performed: Tue Jun 25 2024 2:06:44 PM PST
Order Number / Search Title: 17-9-16477-5 - WA Superior Snohomish County
Search Type: Case Number
Case Type: Judgment

COURTTRAX**WA - Snohomish County Superior Court
Judgment #17-9-16477-5****SUMMARY**

Title: BOB PRYOR ET AL VS AMY KENNEDY ET AL
Judgment #: 17-9-16477-5
Court: SNOHOMISH COUNTY SUPERIOR COURT
Originating Case #: 17-2-07027-9
Judgment Type: GEN GENERAL RECOVERY
Signed By: COMM. STEWART, LESTER H
File Date: 08 17 2017
Effective Date: 08 17 2017

NAMES**Total participants: 4**

PRYOR, BOB	Relation to Case:	Judgment Creditor (JCR01)
PRYOR, PAMELA	Relation to Case:	Judgment Creditor (JCR02)
KENNEDY, AMY	Relation to Case:	Judgment Debtor (JDB01)
KENNEDY, JOHN DOE	Relation to Case:	Judgment Debtor (JDB02)

DOCKET & DOCUMENTS**Docket**

Date	Description/Name	Court Code	Amount
08 17 2017	JUDGMENT MONETARY AWARD	JD	
	COSTS 12.00% INT PER ANNUM		307.00
	ATTY FEE 12.00% INT PER ANNUM		4,055.00

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

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Date & Time Performed: Tue Jun 25 2024 13:24:08 PST
Order Number / Search Title: 1720702731 - WA Superior Snohomish County
Search Type: Case Number
Case Type: Civil

COURTTRAX

WA - Snohomish County Superior Court
Case #17-2-07027-31

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



SUMMARY	ODYSSEY DATA				
	Case: 17-2-07027-31 Case Title: 17-2-07027-31 Bob Pryor et al vs Amy Kennedy et al Court: Snohomish Type: UND Residential Unlawful Detainer Filed: 07/12/2017 Status: Completed/Re-Completed				

NAMES	ODYSSEY DATA				
	PRYOR, BOB	Role:	Plaintiff	Attorney Info:	Lead Attorney Huguenin, Francis G Retained
	PRYOR, PAMELA	Role:	Plaintiff	Attorney Info:	Lead Attorney Huguenin, Francis G Retained
	KENNEDY, AMY	Role:	Defendant		
	KENNEDY, JOHN DOE	Role:	Defendant		

DISPOSITIONS	ODYSSEY DATA			
	Date	Type	Description	Details
	08/17/2017	Judgment Judicial Officer: Stewart, Lester H Judgment Type: General Recovery	Monetary/Property Award	Creditors: Pryor, Bob, Pryor, Pamela Debtors: Kennedy, Amy, Kennedy, John Doe Signed Date: 08/17/2017 Filed Date: 08/17/2017 Effective Date: 08/17/2017 Current Judgment Status: Status: Active Status Date: 08/17/2017 Monetary Award: Fee: Costs Amount: \$307.00 Interest: 12.00 % Fee: Attorney Fee Amount: \$4,055.00 Interest: 12.00 % Total: \$4,362.00 Comment: (daily rent \$46.85/day after 8/31/17)
			Comment	

DOCKET & DOCUMENTS	Docket			
	ODYSSEY DATA			
	Events & Hearings			
	Filed Date	Type	Details	Comment
	07/12/2017	Summons	Summons :	
	07/12/2017	Complaint	Complaint :	
	07/12/2017	Case Information Cover Sheet	Case Information Cover Sheet :	
	07/12/2017	Motion for Order to Show Cause	Motion for Order to Show Cause :	
	07/12/2017	Order to Show Cause	Order to Show Cause : Judicial Officer : Tinney, Lee B	
	07/12/2017	Ex Parte Action With Order		
	07/20/2017	Affidavit Declaration Certificate Confirmation of Service	Affidavit/Declaration/Certificate/Confirmation of Service :	
	07/25/2017	Declaration Affidavit	Declaration/Affidavit :	Francis G. Huguenin re Attorneys' Fees
	07/25/2017	Affidavit Declaration Certificate Confirmation of Service	Affidavit/Declaration/Certificate/Confirmation of Service :	Amended

6/25/24, 1:29 PM

Case Detail for Case #17-2-07027-31 - WA - County Superior Court

07/26/2017	Notice of Appearance	Notice of Appearance :	limited
07/26/2017	Answer and Affirmative Defense	Answer and Affirmative Defense :	
07/26/2017	Declaration Affidavit	Declaration/Affidavit :	of Amy Kennedy
07/28/2017	Unlawful Detainer	Hearing Time : 10:30 AM Cancel Reason : Plaintiff/Prosecutor Requested	Show Cause - CONFIRMED/HUGUENIN - STRICKEN/HUGUENIN
07/28/2017	Hearing Cancelled Plaintiff Prosecution Requested		
07/28/2017	Agreement	Agreement :	
07/28/2017	Notice of Withdrawal of Attorney	Notice of Withdrawal of Attorney :	
08/17/2017	Declaration Affidavit	Declaration/Affidavit :	of Francis G Huguenin
08/17/2017	Motion	Motion :	for Findings of Fact Conclusions of Law, Judgment & Order for Writ of Restitution
08/17/2017	Judgment and Order for Writ of Restitution	Judgment and Order for Writ of Restitution : Judicial Officer : Stewart, Lester H	
08/17/2017	Ex Parte Action With Order		
08/17/2017	Case Resolution Uncontested Resolution		

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End of Report

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Date & Time Performed: Tue Jun 25 2024 1:30:49 PM PST
Order Number / Search Title: 20-9-03838-9 - WA Superior Snohomish County
Search Type: Case Number
Case Type: Judgment

COURTRAX**WA - Snohomish County Superior Court
Judgment #20-9-03838-9****SUMMARY**

Title: DAVID DIAZ VS AMY KENNEDY ET AL
Judgment #: 20-9-03838-9
Court: SNOHOMISH COUNTY SUPERIOR COURT
Originating Case #: 20-2-04969-5
Judgment Type: GEN GENERAL RECOVERY
Signed By: COMM. NELSON, PATRICIA J
File Date: 10 22 2020
Effective Date: 10 23 2020

NAMES**Total participants: 5**

DIAZ, DAVID	Relation to Case:	Judgment Creditor (JCR01)
KENNEDY, AMY	Relation to Case:	Judgment Debtor (JDB01)
PETERSON, MICHAEL	Relation to Case:	Judgment Debtor (JDB02)
PETERSON, KIANA	Relation to Case:	Judgment Debtor (JDB03)
ERICSSON, ALUMINE	Relation to Case:	Judgment Debtor (JDB04)

DOCKET & DOCUMENTS**Docket**

Date	Description/Name	Court Code	Amount
10 23 2020	JUDGMENT MONETARY AWARD	JD	
	PRINCIPAL 12.00% INT PER ANNUM		12,300.00
	COSTS 12.00% INT PER ANNUM		472.00

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

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Date & Time Performed: Tue Jun 25 2024 13:24:08 PST
Order Number / Search Title: 2020496931 - WA Superior Snohomish County
Search Type: Case Number
Case Type: Civil

COURTTRAX

WA - Snohomish County Superior Court
Case #20-2-04969-31

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



SUMMARY	ODYSSEY DATA				
	Case: 20-2-04969-31				
	Case Title: 20-2-04969-31 David Diaz vs Amy Kennedy et al				
	Court: Snohomish				
	Type: UND Residential Unlawful Detainer				
	Filed: 10/16/2020				
	Status: Completed/Re-Completed				

NAMES	ODYSSEY DATA				
	DIAZ, DAVID	Role:	Plaintiff	Attorney Info:	Lead Attorney TRICKLER, ROBIN W Retained
	KENNEDY, AMY	Role:	Defendant		
	PETERSON, MICHAEL	Role:	Defendant		
	PETERSON, KIANA	Role:	Defendant	Attorney Info:	Lead Attorney Baxter, Anthony Joseph Rober Retained
	ERICSSON, ALUMINE	Role:	Defendant		

DISPOSITIONS	ODYSSEY DATA			
	Date	Type	Description	Details
	10/23/2020	Judgment Judicial Officer: Nelson, Patricia J	Monetary/Property Award	Creditors: Diaz, David Debtors: Ericsson, Alumine, Kennedy, Amy, Peterson, Kiana, Peterson, Michael Signed Date: 10/22/2020 Filed Date: 10/23/2020 Effective Date: 10/23/2020 Current Judgment Status: Status: Active Status Date: 10/23/2020 Monetary Award: Fee: Principal Amount: \$12,300.00 Interest: 12.00 % Fee: Costs Amount: \$472.00 Interest: 12.00 % Total: \$12,772.00
		Judgment Type: General Recovery		
			Comment	Comment: (daily rent \$68.33/day after 10/31/2020)

DOCKET & DOCUMENTS	Docket			
	ODYSSEY DATA			
	Events & Hearings			
	Filed Date	Type	Details	Comment
	10/16/2020	Case Information Cover Sheet	Case Information Cover Sheet :	
	10/16/2020	Summons	Summons :	
	10/16/2020	Complaint	Complaint :	
	10/16/2020	Motion for Default	Motion for Default :	
	10/16/2020	Return of Service	Return of Service :	
	10/21/2020	Letter	Letter :	Re: Exparte Service
	10/22/2020	Motion for Default	Motion for Default :	
	10/23/2020	Judgment and Order for Writ of Restitution	Judgment and Order for Writ of Restitution : Judicial Officer : Nelson, Patricia J	
	10/23/2020	Ex Parte Action With Order		
	10/23/2020	Case Resolution Default Judgment		
	10/28/2020	Writ of Restitution	Writ of Restitution :	
	11/23/2020	Sheriffs Return on Writ	Sheriffs Return on Writ :	
	03/26/2021	Notice of Appearance	Notice of Appearance :	

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End of Report

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MANUFACTURED HOME TITLE ELIMINATION APPLICATION

7
CLERK
SNOHOMISH CO
16
OCT-29
P. 1.19

Manufactured Home:
Year 1989 Make Fleetwood Width 28 Length 61

Vehicle Identification Number IDFLJI3A11106GB

Registered Owners:
Names JoNan Kennedy Signatures' JoNan Kennedy
Patricia Ross Signatures' Patricia Ross

Legal Owners:
Names JoNan Kennedy Signatures' JoNan Kennedy
Patricia Ross Signatures' Patricia Ross

*SIGNATURES OF OWNERS INDICATE TERMINATION OF INTEREST IN THE MANUFACTURED HOME THROUGH TITLE PROVIDED BY CHAPTER 46.12 RCW AND INDICATE INTENT TO PERFECT INTEREST IN THE MANUFACTURED HOME AS REAL PROPERTY WITH THE LAND HE/SHE/IT/HEY OWN AND TO WHICH IT IS/IS BEING AFFIXED.

Land to Which Manufactured Home is Being Affixed:
Property Tax Parcel Number 233004-3-007-0000

Legal Description That portion of the NW 1/4 of the SW 1/4 lying North of County road as follows: The E 420 feet of the W 840 feet as measured along the N line of said NW 1/4 of the SW 1/4; all in Section 23, Township 30 N Range 4 E, Snohomish Cty, Washington.

Owners' Names JoNan Kennedy Signatures' JoNan Kennedy
Patricia Ross Signatures' Patricia Ross

*SIGNATURES OF OWNERS INDICATE CONSENT TO HAVE THE MANUFACTURED HOME ADDED TO THE REAL PROPERTY LISTED ABOVE.

Building Permit Office Certification:

I certify that the manufactured home has been affixed to the real property as described above and/or building permit number 224279 has been issued for the purpose of affixing the manufactured home to the land and will be inspected upon completion. see attached

Janice Edrlehi 10-2-91 388-3311
NAME SIGNATURE COUNTY PROVIDER OF SERVICE DATE PHONE NUMBER

County Auditor/Agent Licensing Office Approval: (Not for use by subagents)

I certify that the above application appears to have been completed correctly, and that the applicant has sufficient documentation to proceed with the recording of this form.

Debra Loughton Debra Loughton 31-01-14 10-2-91
NAME SIGNATURE OFFICE/CAAP OPERATOR NUMBER DATE

Recording Office:

I certify that this form has been recorded in the county records.

Georgia A. Melina Georgia A. Melina Snohomish 10-2-91
NAME SIGNATURE COUNTY DATE RECORDING NUMBER

Note: Every person who falsifies or intentionally omits material information required in an affidavit is guilty of a gross misdemeanor punishable in accordance with RCW 9A.20.021.

9110020222

ID 420 730 MFG HOME TITLE ELIM (11/1/00) Page 2 of 2

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