



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

RECEIVED
JUN 06 2025
SNOHOMISH COUNTY
TREASURER

TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Joannie Cowles
Client File No. 30-0501-002-018-00

Certificate No: 826865RT
Charge: \$411.75

Effective Date: 13th Day of May, 2025 at 8:00 A.M.

Tax Account No(s): 30-0501-002-018-00 #91

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:

Roy Daniel Scott, as a separate estate

Document: Quit Claim Deed
Recording No: 201601140120
Excise Tax Receipt No: 1093792

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:

The North 300.00 feet of the West half of the Southeast quarter of the Northwest quarter of Section 1, Township 30 North, Range 5 East, W.M., lying East of Highway No. 9;
AND an undivided one-third interest in the East 30 feet of the West half of the Southeast quarter of the Northwest quarter of Section 1, Township 30 North, Range 5 East, W.M., lying East of Highway 9;

EXCEPT the North 300 feet thereof;

Also known as Lot A of Short Plat recorded under Recording No. 7605210285, being a revision of instrument recorded under recording No. 225651, records of Snohomish County Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn of SEQ NWQ 1-30-05E, 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. 25-2-04495-31, being an action to foreclose delinquent general taxes.

Pending action in Snohomish County:

Superior Court Cause No.:	25-2-01461-31
Being an action to:	Abate violations
Plaintiff:	Snohomish County
Defendant:	Roy Daniel Scott
Attorney for Plaintiff:	Elie Steinberg

Lis Pendens has been recorded:

Recorded:	February 14, 2025
Recording No.:	202502140320

Right, title and interest of the following parties:

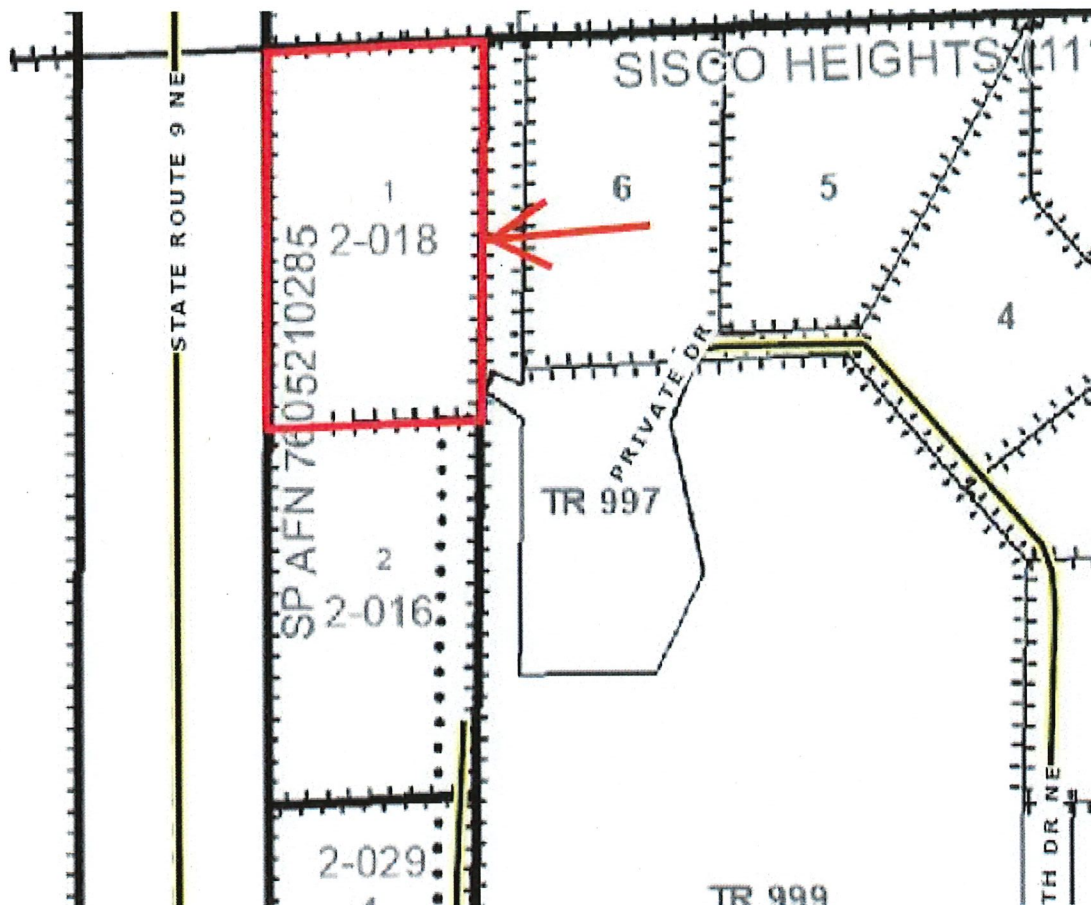
NONE

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

NONE

Certificate of Notice of Non-Compliance:

Issued by: PDS Code Enforcement
Case No.: CT 14 116472
Recorded: February 22, 2017
Recording No.: [201702220540](#)



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.

1093792



201601140120 2 PGS
01/14/2016 9:25am \$74.00
SNOHOMISH COUNTY, WASHINGTON

No. 8613004 1/12/2016 8:50 AM 10.00
Thank you for your payment.
JOYCE

RETURN ADDRESS:
Nancy E. Kennedy
Ryan, Swanson & Cleveland, PLLC
1201 Third Ave., Suite 3400
Seattle, WA 98101-3034

QUIT CLAIM DEED

GRANTOR: MARTHA ROSE MARCUM, SUCCESSOR TRUSTEE of the R. DANIEL SCOTT TRUST dated January 15, 2001
GRANTEE: SCOTT, ROY DANIEL
ABBREVIATED LEGAL DESCRIPTION: SE of NW 1-30-5
ASSESSOR'S TAX PARCEL NO.: 30050100201800

THE GRANTOR, MARTHA ROSE MARCUM, Successor Trustee of the R. DANIEL SCOTT TRUST dated January 15, 2001, for and in consideration of the distribution by Trustee to the beneficiary of the Trust, conveys and quit claims to ROY DANIEL SCOTT, as his separate property, an undivided interest in the following described real estate, situated in the County of Snohomish, State of Washington, together with all after-acquired title of the Grantor therein:

The North 300.00 feet of the West half of the Southeast quarter of the Northwest quarter of Section 1, Township 30 North, Range 5 East, W.M., lying East of Highway No. 9; and An undivided one-third interest in the east 30 feet of the West half of the Southeast quarter of the Northwest quarter of Section 1, Township 30 North, Range 5 East, W.M., lying East of Highway 9; Except the North 300 feet thereof; (Also known as Lot A of Short Plat recorded under recording no. 7605210285, being a revision of instrument recorded under recording no. 2225651, records of Snohomish County, Washington).

Dated this 21 day of Dec., 2015.

R. DANIEL SCOTT TRUST

By 
MARTHA ROSE MARCUM, Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF Spokane)

On this 21st day of December, 2015, before me personally appeared MARTHA ROSE MARCUM, to me known to be the individual who executed the within and foregoing instrument, 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 Successor Trustee of R. DANIEL SCOTT TRUST dated January 15, 2001, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first above written.



Lindsey S. Conroy
(Signature of Notary)
Lindsey S. Conroy
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: 8-19-18

Elie Steinberg
Return Name
SNOHOMISH COUNTY Robert J Drewel Bldg 7th Floor
Street Address
1115 804
Everett, WA 98201-4060
City, State, ZIP



Snohomish County Recording
A Division of the Auditor's Office

Standard Cover Sheet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Document Title(s)

- 1. Lis Pendens 3. _____
- 2. _____ 4. _____

Reference Number(s) of Related Documents

Additional reference numbers on page _____

Grantor(s)

- 1. Scott, Roy Daniel
Last Name First Name Middle Initial
- 2. _____, _____
Last Name First Name Middle Initial

Additional names on page _____

Grantee(s)

- 1. SNOHOMISH COUNTY, _____
Last Name First Name Middle Initial
- 2. _____, _____
Last Name First Name Middle Initial

Additional names on page _____

Legal Description (abbreviated form: ie lot, block, plat or section, township, range)

S 01 T W Sp 30 rge 05 NW

Assessor's Property Tax Parcel/ Account Number

30050100201800

Number not yet assigned

Additional numbers on page _____

ELECTRONICALLY FILED
2/13/2025 3:11 PM
Heidi Percy
County Clerk
Snohomish County, WASH
Case Number: 25-2-01461-31

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH

SNOHOMISH COUNTY	No. 25-2-01461-31
Plaintiff,	LIS PENDENS
vs.	
ROY DANIEL SCOTT,	
Defendant.	

NOTICE IS HEREBY GIVEN:

- Action. An action has been commenced in the above-entitled court by Plaintiff SNOHOMISH COUNTY against Defendant ROY DANIEL SCOTT.
- Object of Action. To abate violations of the Snohomish County Code and to recover damages for such violations on the subject real property described below.
- Title. The action affects the title to the following-described real property situated in Snohomish County, State of Washington:

Section 01 Township 30 Range 05 Quarter NW - N 300FT OF W1/2 SE1/4 NW1/4 LY E OF S/HY 9 (AKA LOT 1 OF SP REC AFN 7605210285)

Tax Parcel Number: 30050100201800.

LIS PENDENS

Snohomish County
Prosecuting Attorney - Civil Division
Robert J. Drewel Bldg., 7th Floor, M/S 504
3000 Rockefeller Ave.
Everett, Washington 98201-4080
(425)388-6330 Fax: (425)388-6333

1 Commonly known as 13531 State Route 9 NE, Arlington, Washington 98223.

2

3 DATED this 13 day of February, 2025.

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JASON J. CUMMINGS

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Snohomish County Prosecuting Attorney

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By Elie Steinberg
Elie Steinberg, WSPA # 61575
Deputy Prosecuting Attorney
Attorney for Snohomish County

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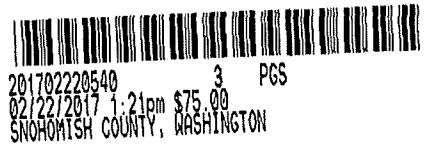
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LIS PENDENS

Snohomish County
Prosecuting Attorney - Civil Division
Robert J. Drowel Bldg., 7th Floor, M/S 504
3000 Rockefeller Ave.
Everett, Washington 98201-4080
(425)388-6330 Fax: (425)388-6333

Snohomish County
PDS Code Enforcement
3000 Rockefeller MS#604
Everett, WA 98201



CERTIFICATE OF NON-COMPLIANCE

Grantor: Snohomish County

CT 14 116472 CT

Property Owner: Scott Roy Daniel
last first initial

Legal Description:

Section 01 Township 30 Range 05 Quarter NW - N 300FT OF W1/2 SE1/4 NW1/4 LY E OF S/HY 9 (AKA LOT 1 OF SP REC AFN 7605210285)

Tax Account Number: 300501-002-018-00

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
2nd Floor, Administration Building West, M/S #604
3000 Rockefeller Avenue
Everett, Washington 98201

NONCOMPLIANCE CERTIFICATE

Date: January 17, 2017

CASE NO: CT 14 116472

NOTICE OF VIOLATION OF THE SNOHOMISH COUNTY CODE, TITLE 30 AND/OR THE INTERNATIONAL BUILDING CODE. An inspection of the property described below was made on January 05, 2015, and was found to be in noncompliance.

DATE OF ABATEMENT NOTICE OF VIOLATION/CITATION: February 10, 2015

DATE COMPLIANCE REQUIRED: April 13, 2015

Address of violation: 13531 STATE ROUTE 9 NE, ARLINGTON, WA 98223, Washington

Tax Account Number: 300501-002-018-00

Legal Description:

Section 01 Township 30 Range 05 Quarter NW - N 300FT OF W1/2 SE1/4 NW1/4 LY E OF S/HY 9 (AKA LOT 1 OF SP REC AFN 7605210285)

Conditions found to be in violation:

Allowing "junkyard" conditions as defined by Snohomish County Code, Section 30.91J.020 existing on the above described property in violation of Snohomish County Code, Section 30.22.110. The "junk", as defined by Snohomish County Code, Section 30.91J.010, consists primarily of inoperable vehicles, vehicle parts and/or salvaged or discarded materials.

Owner and parties of interest notified: Roy Daniel Scott

Upon notification and verification that the violation(s) have been corrected this Noncompliance Certificate will be released by Snohomish County PDS.

I, Craig Odegaard, do hereby certify under penalty of perjury that the above information, to the best of my knowledge, is correct.

Craig Odegaard
Affiant

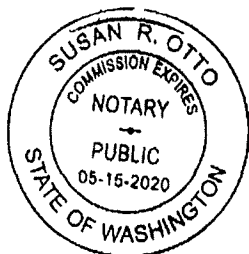
DATED this 25th day of January, 2017.

STATE OF WASHINGTON)

ss.

COUNTY OF SNOHOMISH)

SIGNED or ATTESTED before me on the 25th day of January, 2017, by Craig Odegaard.



Susan R Otto
Notary

Notary
Title

My appointment expires:
5/15/2020