Genevieve Tomberg, Title Operations Manager
Cody Tumlin, Senior Title Officer
Tina Foster, Senior Title Officer
Cameo Beedle, Assistant Title Officer
Rhonda Caton, Assistant Title Officer
Kris Glassie, Title Assistant
2825 Colby Avenue, Suite A
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: Rebecca Miller
Client File No.

Certificate No: 831746RT
Charge: $411.75

Effective Date: 14th Day of May, 2026 at 8:00 A.M.

Tax Account No(s): 00-4038-000-067-01

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:

Ailenn Balbuena, as a separate estate

Document: Personal Representative's Deed
Recording No: 201610060216
Excise Tax Receipt No: 1116122

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

Rainier Title, Agent for Stewart Title Guaranty Company

BY:

GM Somberg

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 Lot 67, Cathcart, according to the plat thereof recorded in Volume 9 of Plats, pages 39 through 42, records of Snohomish County, Washington, lying Southerly of a line 280 feet South of and parallel to the North line of said Lot 67 and Easterly of a line described as follows:

BEGINNING at the Southeast corner of said Lot 67;
THENCE Westerly along the South line of said Lot 34.64 feet to the point of beginning of line herein described;
THENCE Northwesterly to an intersection with a line 280 feet South of and parallel to the North line of Lot 67 at a point 100 feet EAst of the West line of said Lot 67 and the terminus of the herein described line;

(ALSO KNOWN AS Lot 1, Short Plat SP23 (11-72) recorded under Recording No. 2273910);

TOGETHER WITH that portion of the West half of vacated Nassau Street lying East and adjacent thereto;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn. of Lot 67, Cathcart, V. 9, P. 39 - 42, (ALSO KNOWN AS Lot 1, Short Plat SP23 (11-72) recorded under Recording No. 2273910), Snohomish County

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. 26-2-04940-31, being an action to foreclose delinquent general taxes.

Right, title and interest of the following parties:

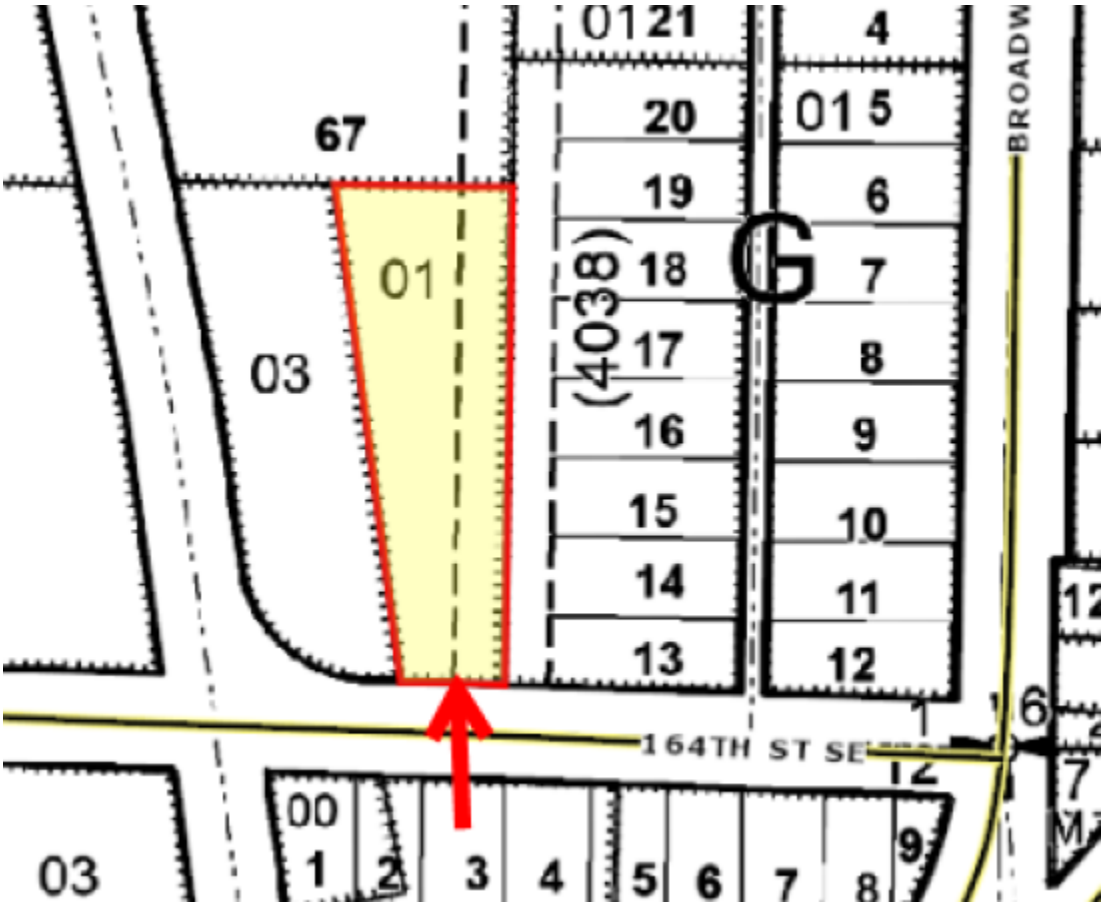
NONE

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

NONE

Order No. 831746RT

N



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.