



Genevieve Tomberg, Title Operations Manager
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TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Rebecca Miller
Client File No. 00-5435-000-006-02

Certificate No: 831803RT
Charge: \$411.75

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

Tax Account No(s): 00-5435-000-006-02

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:

Jessica Lux, as a separate estate

Document: Personal Representative's Deed
Recording No: 202105051218
Excise Tax Receipt No: 1251912

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 Lot 6, Pilchuck Riviera, according to the plat thereof recorded in Volume 24 of Plats, page 16, records of Snohomish County, Washington, described as follows:

Beginning at the Southeast corner of Lot 6;
Thence North 58°49'35" West along the Southerly line a distance of 282.79 feet to the Southwest corner;
Thence North 18°58'38" East along the West line 30.0 feet to the Northwest corner;
Thence South 66°54'08" East a distance of 289.19 feet to a point on the East line;
Thence South 28°53' West along the East line 70.0 feet to the Southeast corner and point of beginning.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn of lot 6, Pilchuck Riviera vol 24 pg 16, 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:

1. Transcript of District Court Judgment, filed in Snohomish County:

Against: Jessica M. Lux

In favor of: P.S.C., INC., as Assignee of Everett Association of Credit Men Inc

Amount: \$1,687.55, plus copy amounts, attorney's fees, interest and costs, if any

Judgment No.: 24-9-02352-0

Superior Court Cause No.: 24-2-04742-3

Attorney for creditor: Michael Shannon O'Meara

Pending Litigation:

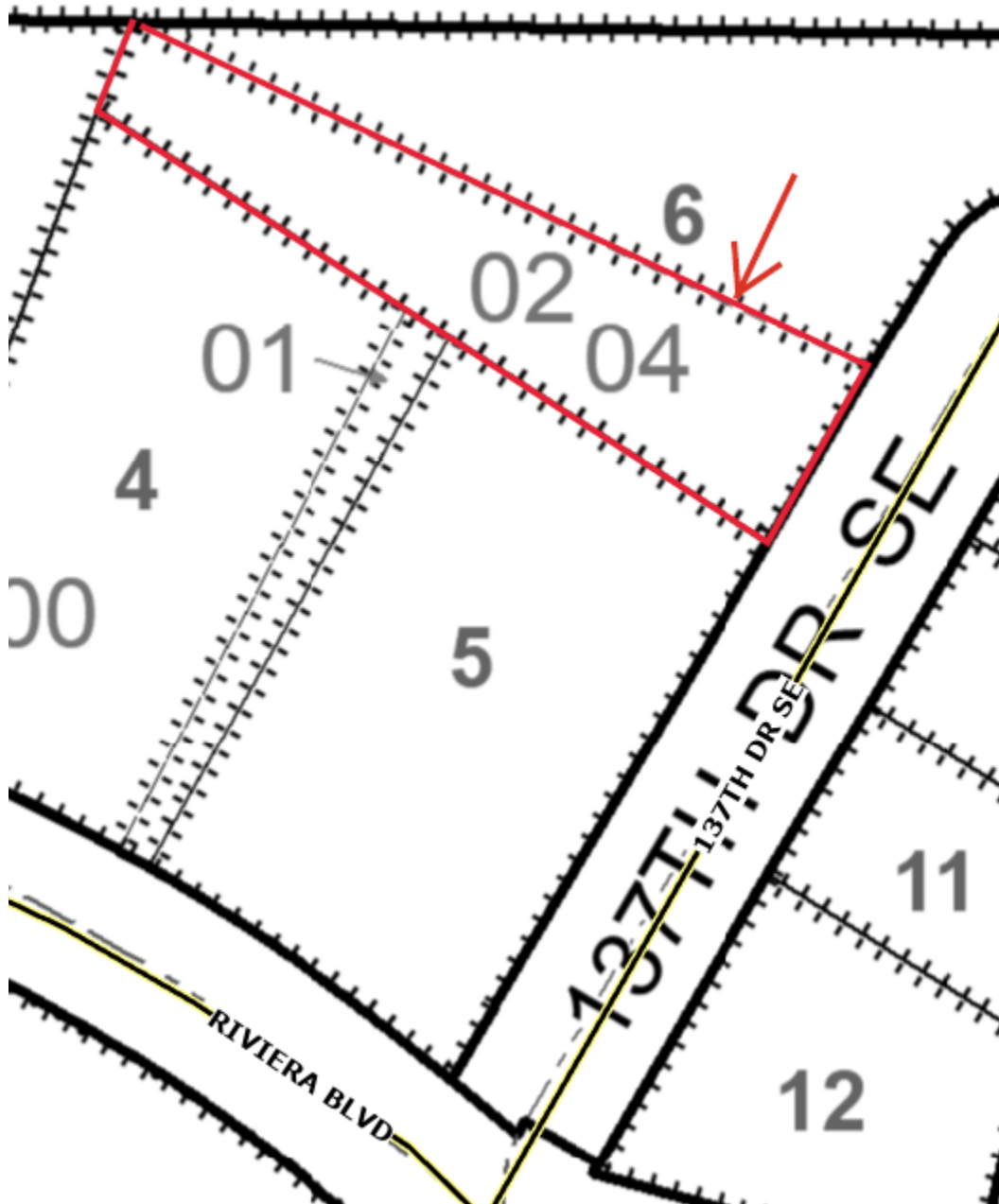
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

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



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.