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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. 00-5436-000-019-00

Certificate No: 831804RT
Charge: \$411.75

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

Tax Account No(s): 00-5436-000-019-00

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:

David L. Shillingford, presumptively subject to the community interest of a spouse if married on January 8, 1994, date of acquiring title

Document: Quit Claim Deed
Recording No: 9401140525
Excise Tax Receipt No: 829

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:

Lot 19, Pilchuck Riviera No. 2, according to the plat thereof recorded in Volume 26 of Plats, page 21, records of Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lot 19, Pilchuck Riviera No. 2 vol 26 page 21, Snohomish County, Washington

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. Judgment entered in Snohomish County Superior Court:
Against: David Shillingford
In favor of: Financial Assistance Inc.
Amount: \$35,314.41, together with interest,
costs and attorney fees, if any
Entered: July 22, 2020
Judgment No.: 20-9-02901-1
Cause No.: 20-2-03085-4
Attorney for creditor: Jason L. Woehler

Said Judgment is also recorded in the office of the Snohomish County Auditor under Recording No. [202008110840](#).

2. Judgment entered in Snohomish County Superior Court:
Against: David Shillingford
In favor of: Columbia Community Credit Union
Amount: \$16,551.36, together with interest,
costs and attorney fees, if any
Entered: May 30, 2024
Judgment No.: 24-9-02120-9
Cause No.: 23-2-04717-31
Attorney for creditor: Charles A. Isely, WSBA #34130

Pending Litigation:

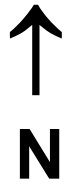
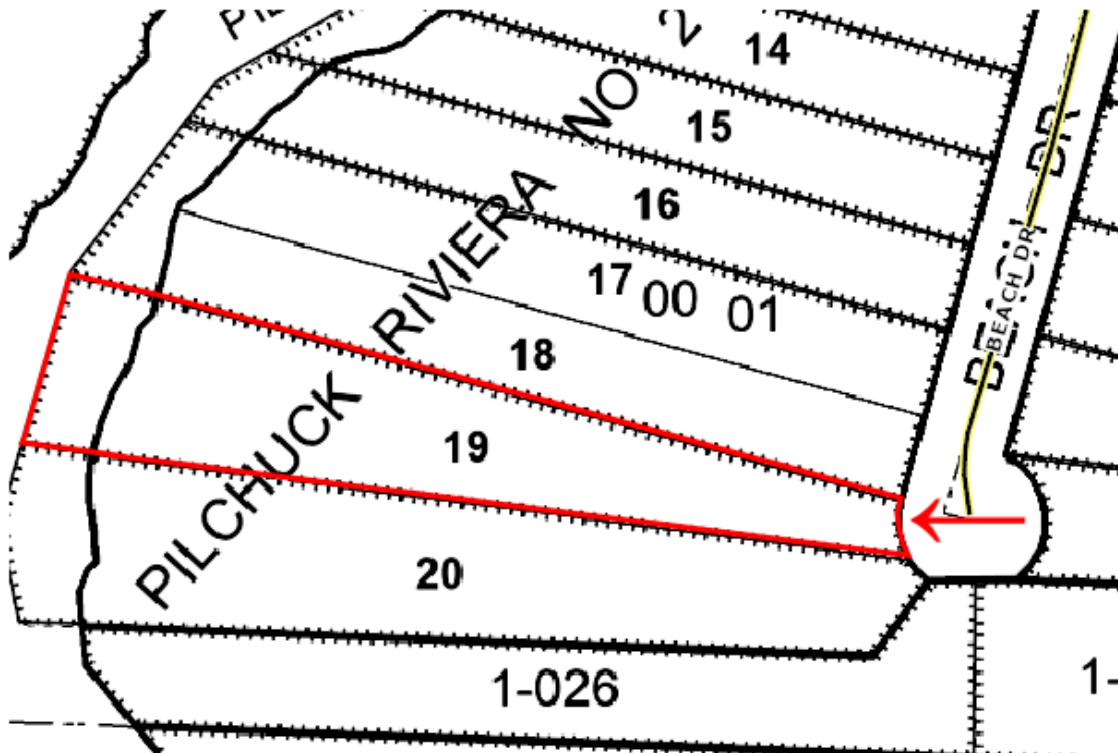
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

Right, title and interest of the following parties:

3. Right, title and interest of the spouse of David L. Shillingford, vested owner, on January 8, 1994, the date the vested owner acquired title. The deed conveying title to the vested owner did not disclose his or her marital status. If the vested owner was then unmarried or was married to a spouse who is joining in the execution of the forthcoming instrument, a statement to that effect will be sufficient; otherwise, any interest of the vested owner's spouse on that date must be cleared.

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.