



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. 00-6011-000-003-05

Certificate No: 831819RT
Charge: \$411.75

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

Tax Account No(s): 00-6011-000-003-05

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:

John Phillip Garcia, presumptively subject to the community interest of a spouse if married on August 10, 2022, date of acquiring title

Document: Statutory Warranty Deed
Recording No: 202208220234
Excise Tax Receipt No: 1293022

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 East 100 feet of the South 205 feet of Tract 3, Martha E. Turner's Acre Tracts, according to the plat thereof recorded in Volume 8 of Plats, page 58, records of Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn of Tract 3, Martha E. Turner's Acre Tracts vol 8 pg 58, 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:

1. Deed of Trust dated August 10, 2022 and recorded August 22, 2022 as Instrument Number [202208220235](#) in the original principal amount of \$27,500.00 from John Phillip Garcia to Rainier Title Company, as trustee, for Jerry W. Sebranke.

Lienholders:

NONE

Judgment Creditors:

2. State Tax Warrant entered in Snohomish County Superior Court:

Debtor:	John Phillip Garcia, Skipley Farms
In favor of:	State of Washington, Department of Revenue
Amount:	\$38,147.02, together with interests and other amounts not disclosed, if any
Entered:	September 2, 2022
Judgment No.:	22-2-05289-31

3. State Tax Warrant entered in Snohomish County Superior Court:

Debtor:	John Phillip Garcia
In favor of:	State of Washington, Department of Labor and Industries
Amount:	\$10,141.64, together with interests and other amounts not disclosed, if any
Entered:	February 5, 2026
Judgment No.:	26-2-01270-31

Pending Litigation:

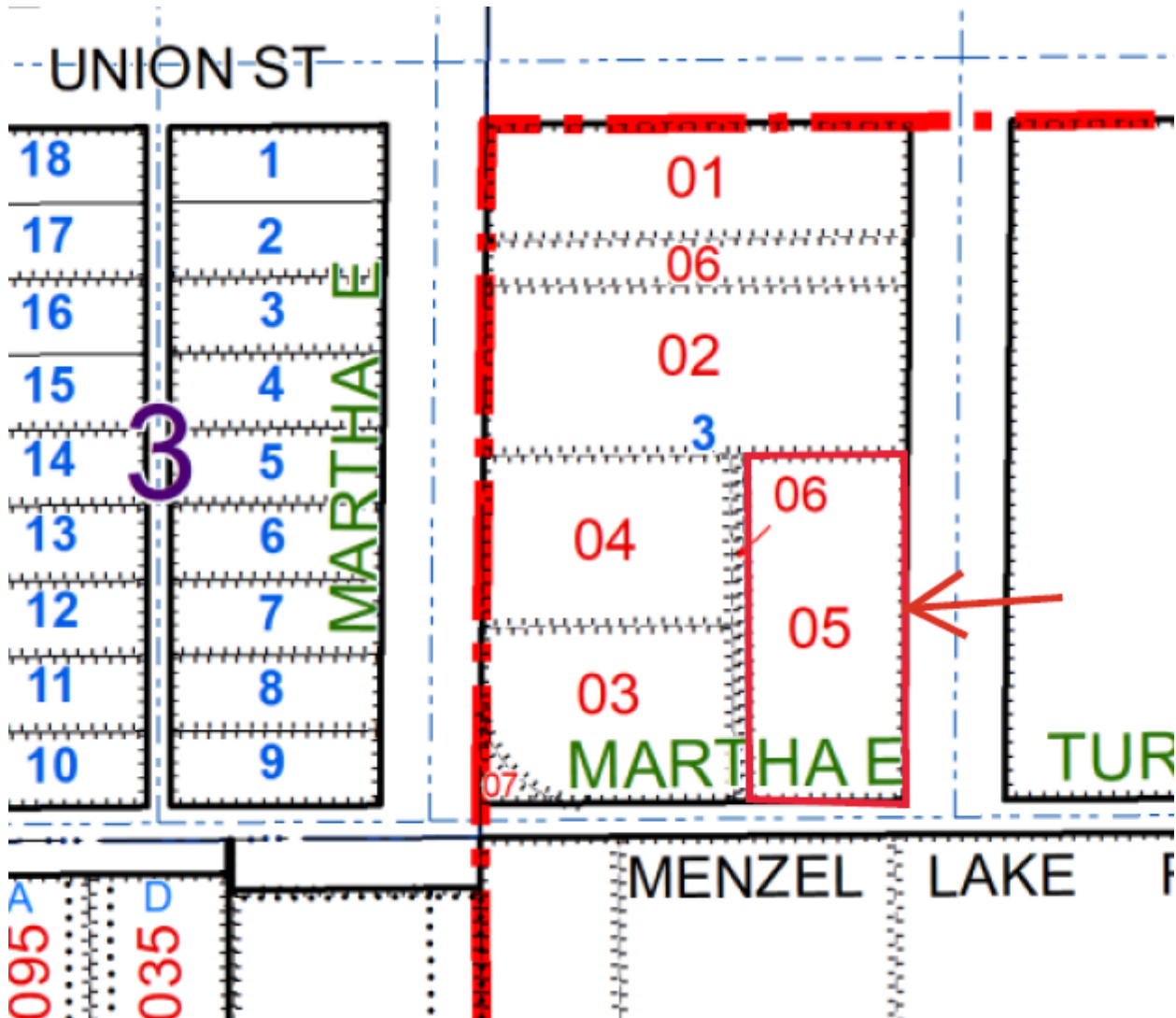
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

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.