



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. 00-6128-010-001-00

Certificate No: 831827RT
Charge: \$411.75

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

Tax Account No(s): 00-6128-010-001-00

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:

The heirs and devisees of Dennis C. Matson, deceased

Document: Quit Claim Deed
Recording No: 9611220489
Excise Tax Receipt No: 476612

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 1, Block 10, Whitton's Plat of Silverton, according to the plat thereof recorded in Volume 3 of Plats, page 68, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lot 1, Block 10, Whitton's Plat of Silverton vol 3 pg 68, 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. Judgment entered in Snohomish County Superior Court:
Against: The Estate of Dennis Matson
In favor of: Kathryn Schultz Schultz Clan LLC
Amount: \$550.00, together with interest, costs and attorney fees, if any
Entered: January 7, 2021
Judgment No.: 21-9-00040-1
Cause No.: 20-2-05923-31
Attorney for creditor: The Law Office of Rob W. Trickler PLLC

Pending Litigation:

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

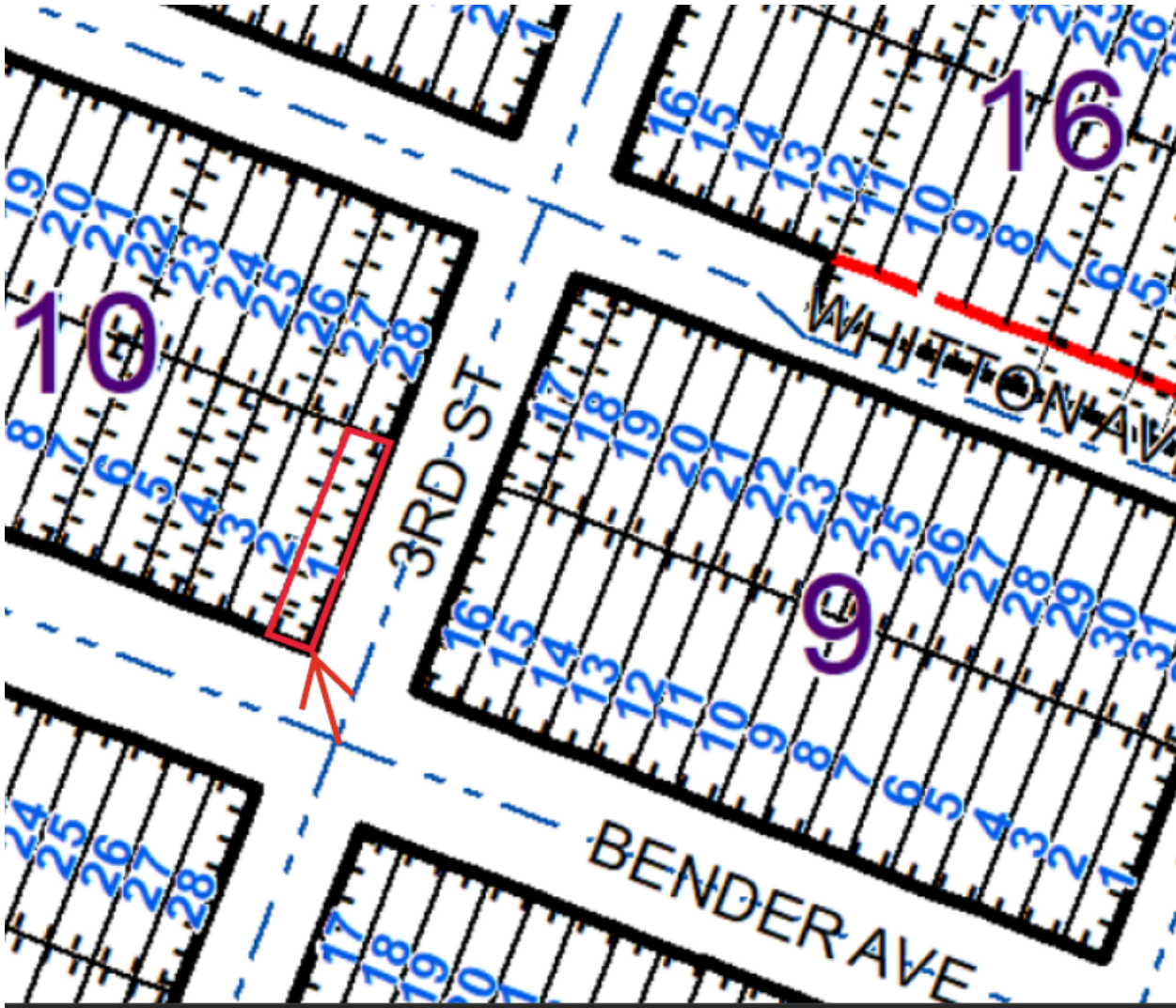
Right, title and interest of the following parties:

2. It is our understanding that Dennis C. Matson is deceased, but we find no record of a probate for said party in the Superior Court for Snohomish County. The Company, therefore, does not insure against the rights of heirs, creditors, or the liability for estate tax, if any, or any other matters that a probate of the Estate of Dennis C. Matson might disclose.

3. Right, title and interest of Lori A. Matson, spouse of the vested owner on November 21, 1996, the date the vested owner acquired title. The deed vested title in Dennis C. Matson, a married person, as his separate property. Such a recital is insufficient to overcome the community property presumption.

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.