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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. 00-6656-000-016-00

Certificate No: 831829RT
Charge: \$411.75

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

Tax Account No(s): 00-6656-000-016-00

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 Gail S. Dow and Delores J. Dow, both deceased

Document: Special Warranty Deed
Recording No: 8702130060
Excise Tax Receipt No: 2050

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 16, Quilceda Glen No. 1, according to the plat thereof recorded in Volume 37 of Plats, pages 243 through 244, inclusive, records of Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lot 16, Quilceda Glen No. 1 vol 37 ps 243-244, 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:

1. Affidavit of Contract and Notice of Interest and the terms and conditions thereof:

Grantor:	Estate of Gail Shelby Dow
Grantee:	ClearPath Home Buyers LLC
Recorded:	August 26, 2026
Recording No.:	202608260102
Regarding:	A Real Estate Purchase and Sale Agreement granting exclusive right to purchase

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

2. Gail Shelby Dow is deceased. Pursuant to Snohomish County Probate Case Number 26-4-01518-5, Travis Peter Rose was appointed Personal Representative on August 25, 2026. Said Personal Representative is authorized to sell and convey or mortgage said land.

Attorney for the Estate: Sarah Nicole Cuellar

NOTE: TO OBTAIN CONTACT INFORMATION FOR THE ATTORNEY SHOWN PLEASE ACCESS THE WEB SITE FOR THE WASHINGTON STATE BAR ASSOCIATION AT <http://pro.wsba.org/>.

3. Lien of succession state and/or federal death taxes, upon the estate of Gail Shelby Dow, deceased.

Snohomish County Probate Case No. 26-4-01518-5.

4. Possible lien against the Estate of Gail Shelby Dow, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs, if any, of medical assistance, pursuant to RCW 43.20B.080.

5. It is our understanding that Delores J. Dow is now deceased, however we find no evidence of record in Snohomish County of a probate of the estate of said decedent. This Company may require the following:

a. A complete signed and acknowledge Lack of Probate Affidavit

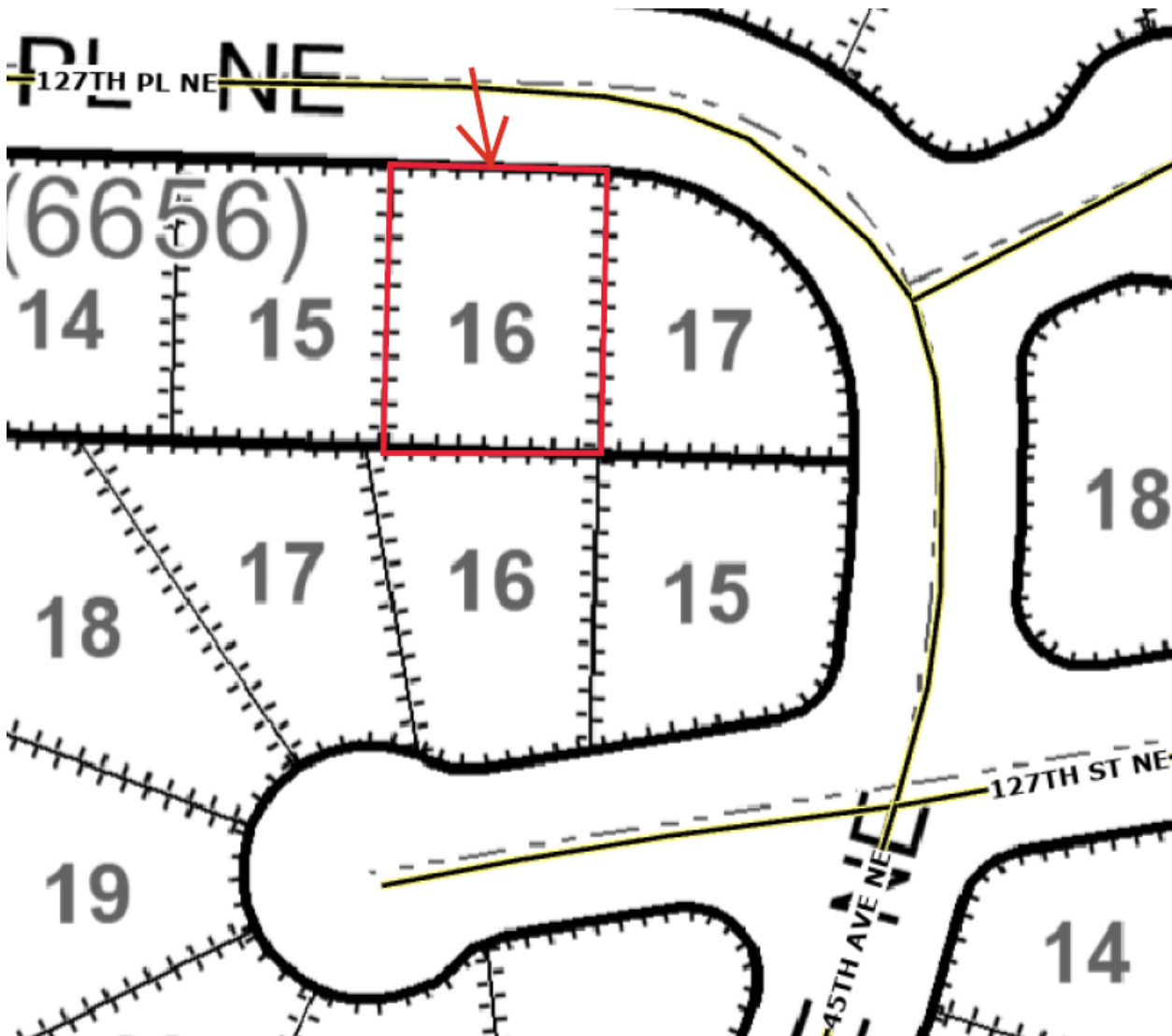
b. A copy of the Community Property Agreement, if such exists, if not, it should be noted in the Lack of Probate Affidavit

c. A Certified copy of the Death Certificate

d. A copy of the decedent's will. If decedent did not leave a will, this should be so noted on the Lack of Probate Affidavit

e. The surviving spouse/registered domestic partner must complete an Excise Tax Affidavit per the Snohomish County Treasurer's Office.

f. Said Death Certificate and Lack of Probate Affidavit needs to be recorded in the records where the property is located.



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.