



Genevieve Tomberg, Title Operations Manager
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UPDATED TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Rebecca Miller
Client File No. 00-7030-000-036-00

Certificate No: 831836RT
Charge: \$411.75

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

Tax Account No(s): 00-7030-000-036-00

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/or devisees of Vicki McGavran, deceased

Document: Bargain and Sale Deed
Recording No: 202207060429
Excise Tax Receipt No: 1289600

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 36, Paradise Lake Park Div No. 2, according to the plat thereof recorded in Volume 41 of Plats, pages 298 through 299, inclusive, records of King County, Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lot 36, Paradise Lake Park Div No. 2 vol 41 Pgs 298-299, 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:

1. Lien:
Claimed by Cross Valley Water District
Against: Vicki McGavran
For: Delinquent water service charges
Amount: \$526.07, plus interest
Recorded: February 6, 2026
Recording No.: [202602060101](#)

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:

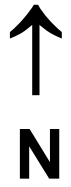
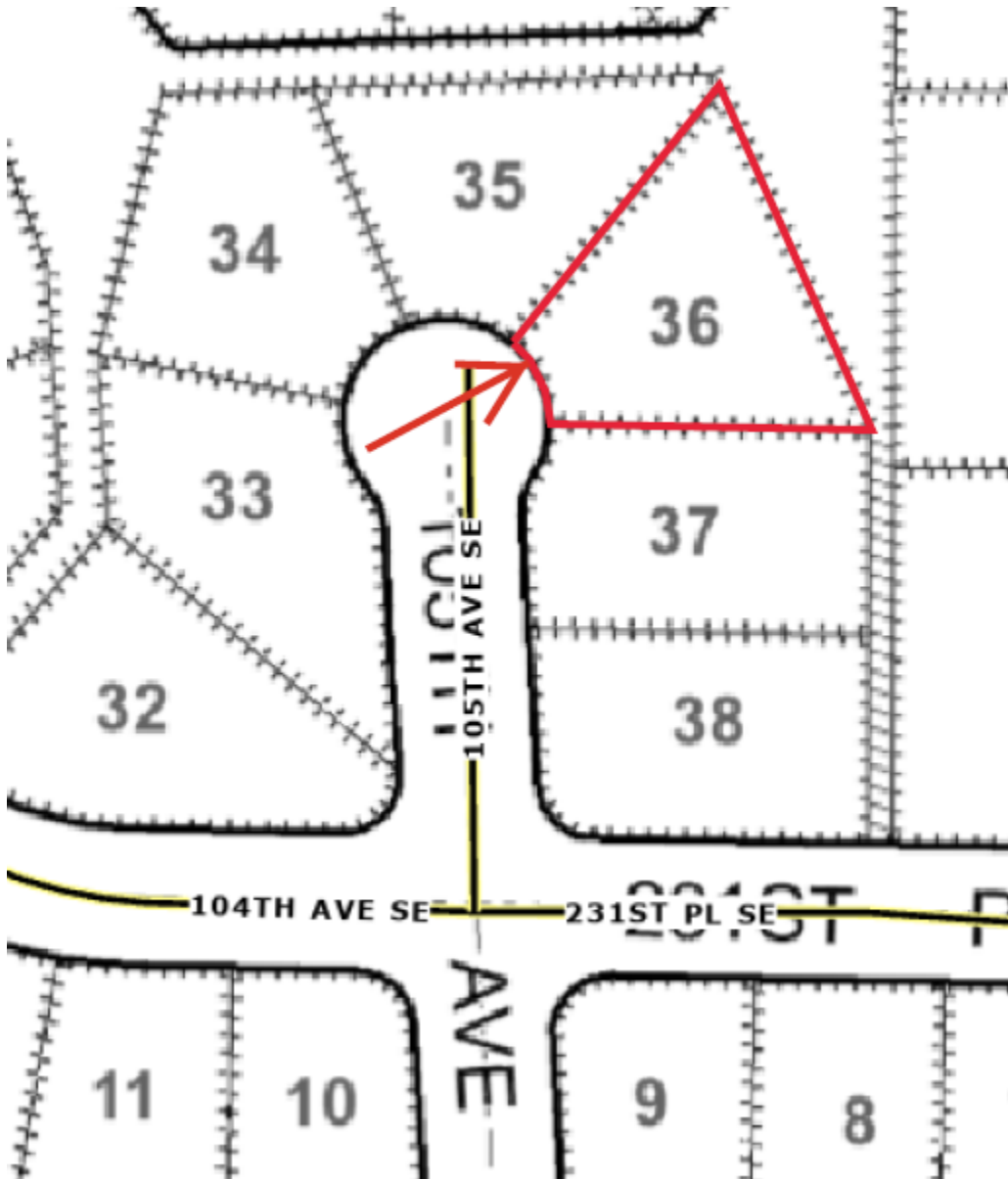
NONE

Easements appearing in the public record within the five year period immediately prior to the Effective Date hereof:

NONE

2. It is our understanding that Vicki McGavran 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 Land 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.