



Genevieve Tomberg, Title Operations Manager
Cody Tumlin, Senior Title Officer
Tina Foster, Senior Title Officer
Cameo Beedle, Assistant Title Officer
Rhonda Caton, Assistant Title Officer
Kris Glassie, Title Assistant
2825 Colby Avenue, Suite A
Everett, WA 98201
Toll Free: (888) 929-1999
Snohomish: (425) 551-5501
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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. 00-8282-000-023-00

Certificate No: 831840RT
Charge: \$411.75

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

Tax Account No(s): 00-8282-000-023-00

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:

Kenneth Cyle Sauers, also appearing of record as Kenneth C. Sauers and Kenneth Cyle Keating, and Carrie Keating, also appearing of record as Carrie J. Keating, each as a separate estate, as their interest may appear

Document: Quit Claim Deed
Recording No: 201810220435
Excise Tax Receipt No: illegible

Document: Personal Representative's Deed
Recording No: 202207210448
Excise Tax Receipt No: 1290779



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If you have questions, please contact our Title Department at 1-888-929-1999.

Rainier Title, Agent for Stewart Title Guaranty Company

BY:

A handwritten signature in dark ink, appearing to read "G. M. Somberg".

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 23, Northpointe Division 3, according to the plat thereof recorded in Volume 56 of Plats, pages 279 through 282, inclusive, records of Snohomish County, Washington;

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Lot 23, Northpointe Division 3 vol 56 pgs 279-282, 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 October 6, 2021 and recorded December 1, 2021 as Instrument Number [202112010096](#) in the original principal amount of \$115,000.00 from Carrie J. Keating, a single person and Kenneth C. Sauers, a single person to Spruce Lane Services West, as trustee, for Hometap Investment Partners III SPV, LLC, a Delaware limited liability company.

2. Memorandum of Option Purchase Agreement and the terms and conditions thereof:

Grantor(s):	Kenneth C. Sauers and Carrie J. Keating
Grantee(s):	Hometap Investment Partners III SPV, LLC
Recorded:	December 1, 2021
Recording No.:	202112010097

Lienholders:

3. Lien:	
Claimed by	Northpointe Homeowners Association
Against:	Carrie J. Keating and Kenneth C. Sauers
For:	Unpaid assessments
Amount:	\$1,597.79, plus interest
Recorded:	September 13, 2023
Recording No.:	202309130313

Judgment Creditors:

4. Judgment entered in Snohomish County Superior Court:	
Against:	Carrie J. Keating and John/Jane Doe Keating; Kenneth C. Sauers and John/Jane Doe Sauers
In favor of:	Northpointe Homeowners Association
Amount:	\$2,418.57, together with interest, costs and attorney fees, if any
Entered:	October 1, 2025
Judgment No.:	25-9-05387-7
Cause No.:	25-2-04307-8
Attorney for creditor:	Pody & McDonald, PLLC

Said Judgment is also recorded in the office of the Snohomish County Auditor under Recording No. [202510080280](#).

Pending Litigation:

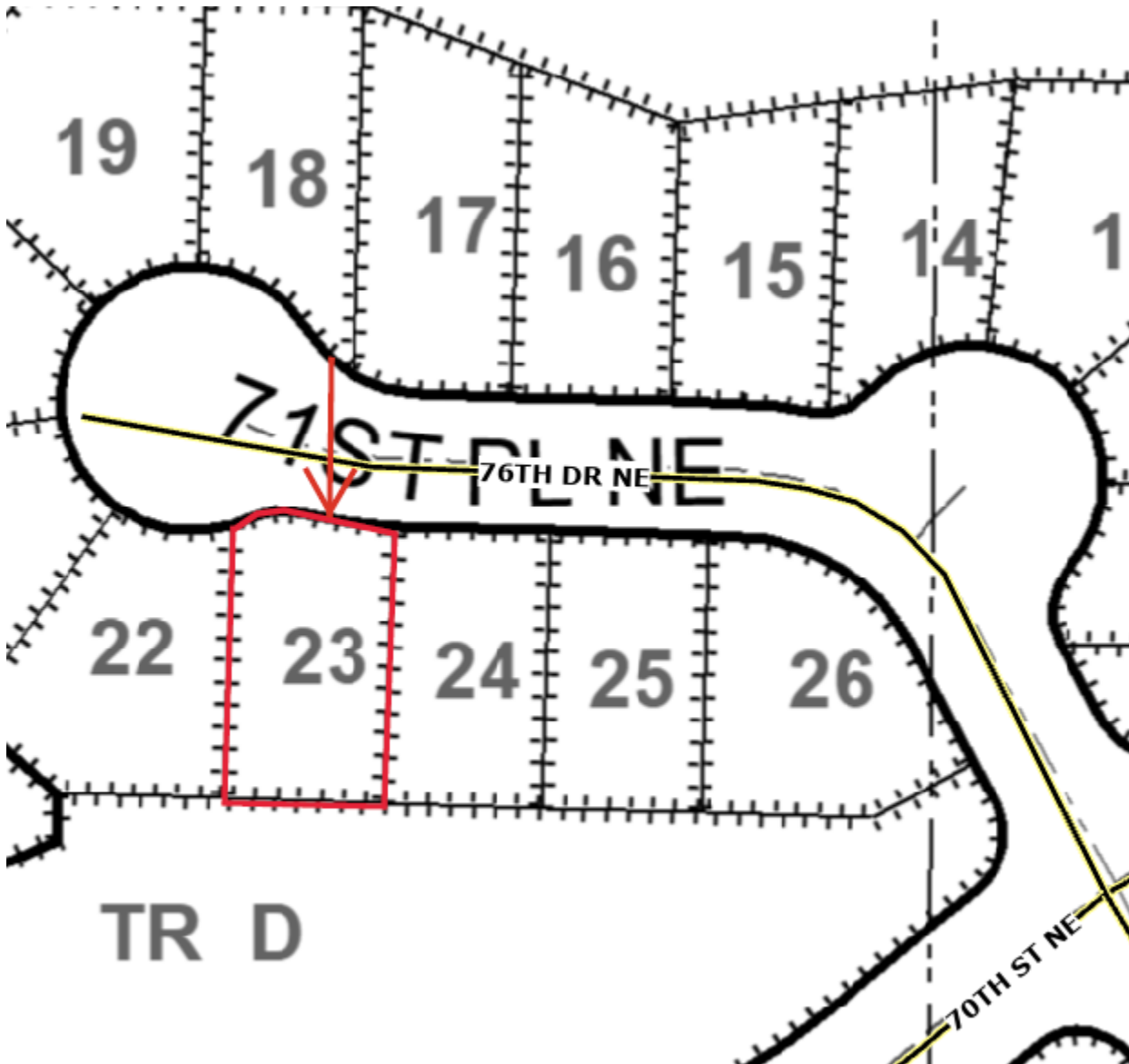
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

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.