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
Fax: (425) 329-2199
Email: thetitleteam@rainiertitle.com

TAX FORECLOSURE CERTIFICATE

To: Snohomish County Treasurer
Tax Foreclosure Department
County Administration Building
Everett, WA 98201
Attn: Rebecca Miller
Client File No. 00-9297-022-004-00

Certificate No: 831851RT
Charge: $411.75

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

Tax Account No(s): 00-9297-022-004-00

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:

Sue Ann Leising, an unmarried woman

Document: Statutory Warranty Deed
Recording No: 201708140662
Excise Tax Receipt No: E089897

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

Rainier Title, Agent for Stewart Title Guaranty Company

BY:

GM 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:

Unit 4, Building 22, The Ridge at Highlands East, a condominium, and use of limited common elements, if any, according to the declaration thereof recorded under Snohomish County Recording No. 20011010324, and any amendments thereto and Survey Maps and Plans recorded under Snohomish County Recording No. 200111015004, and any amendments thereto.

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Unit 4, Building 22, The Ridge at Highlands East, a Condominium #200111015004, 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 December 1, 2021 and recorded December 1, 2021 as Instrument Number 202112010724 in the original principal amount of $36,000.00 from Sue Ann Leising to First American Title Insurance Company, as trustee, for Property Solutions NNW, a Washington limited liability company .

2. Deed of Trust dated January 26, 2022 and recorded January 31, 2022 as Instrument Number 202201310220 in the original principal amount of $150,000.00 from Sue Ann Leising, a single person to Clearedge Title, Inc., as trustee, for Unlock Partnership Solutions, Inc., a Delaware corporation.

Lienholders:

3. Lien:

Claimed by	The Ridge at Highlands East Condominium Association
Against:	Sue Ann Leising
For:	Unpaid assessments
Amount:	$6,004.10, plus interest
Recorded:	November 25, 2025
Recording No.:	202511250273

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:

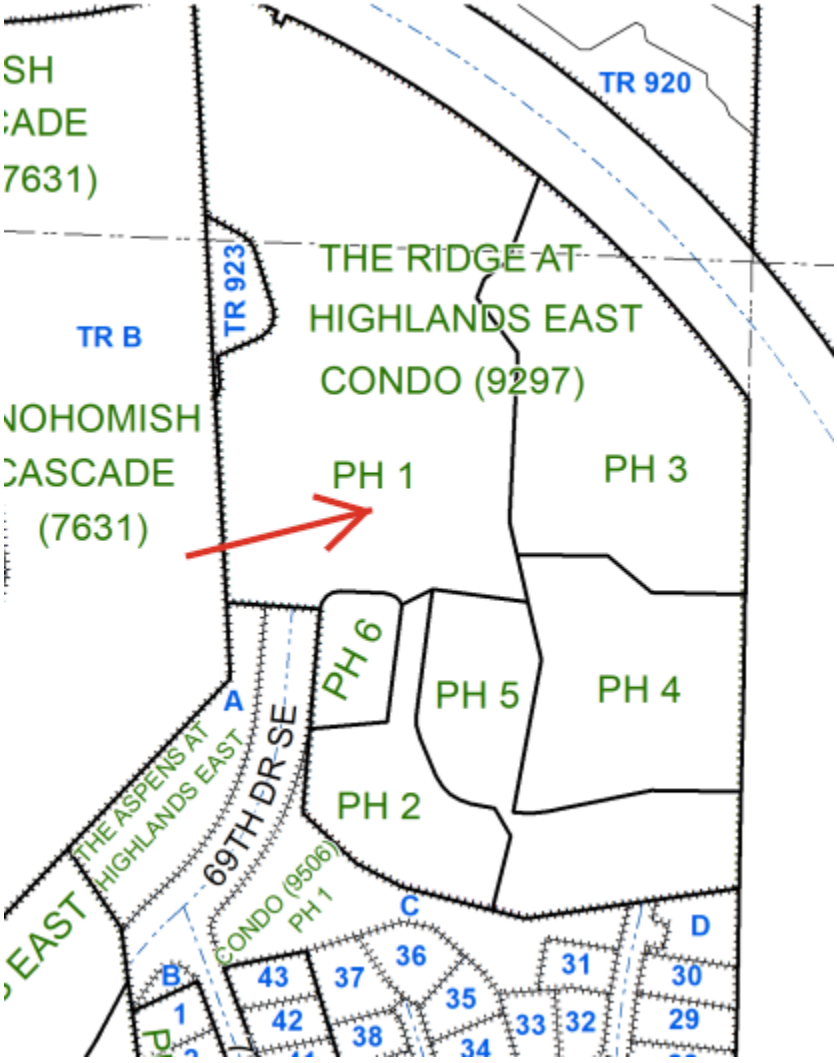
NONE

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

NONE

Order No. 831851RT

N



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.