



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. 27-1030-001-016-00

Certificate No: 831871RT
Charge: \$411.75

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

Tax Account No(s): 27-1030-001-016-00

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 or Devisees of Tim Watkins, deceased

Document: Statutory Warranty Deed
Recording No: 200704301873
Excise Tax Receipt No: 4054734

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:

BEGINNING at the Southwest corner of Government Lot 2 in Section 30, Township 27 North, Range 10 East, W.M.;
THENCE South 240 feet to the true point of beginning;
THENCE West 25 feet;
THENCE South 60 feet;
THENCE East 190 feet;
THENCE North 60 feet;
THENCE West 165 feet to the true point of beginning;

SITUATE in the County of Snohomish, State of Washington

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

A portion of Government Lot 2, STR 30-27N-10E, W.M., 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:

Deed of Trust dated April 24, 2007 and recorded April 30, 2007 as Instrument Number [200704301874](#) in the original principal amount of \$9,000.00 from TimWatkins, an unmarried individual to Commonwealth Title - RM Unit, as trustee, for Lewis J. Bunt, Sr. and Frances M. Bunt, Trustees.

Lienholders:

1. Claim of Lien for Unpaid Assessments executed by Mt. Index Riversites Community Club, Inc., a Washington nonprofit corporation against Tim Watkins in the original amount of \$1,044.61, recorded as Instrument No. [201306050758](#).
2. Notice of Lien Lien executed by Mt. Index Riversites Community Club, Inc., a Washington corporation against Tim Watkins in the original amount of \$5,373.22, recorded as Instrument No. [202407170106](#).

Judgment Creditors:

Judgment in favor of Mt. Index Riversites Community Club, Inc. against Tim Watkins, in the amount of \$5,407.19 plus court cost & interest, entered on July 22, 2025 as Case Number 24-2-06284-31 in Snohomish County.

We note that an Order of Sale was filed in the above-mentioned case on September 18, 2025 and April 10, 2026 (and amendment filed April 17, 2026), respectively.

We note that said Judgment was opened under case no. 25-9-03466-0

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:

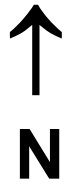
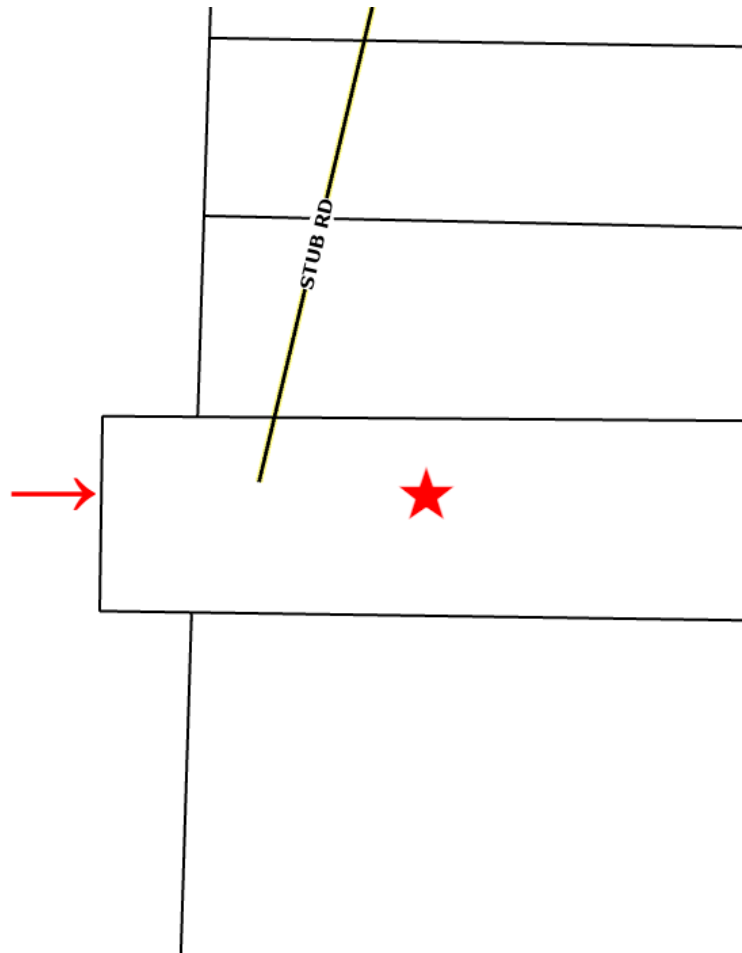
NONE

Other:

It is our understanding that Tim Watkins 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.

Lien of succession state and/or federal death taxes, upon the estate of Tim Watkins, deceased.



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.