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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. 28-0723-001-008-00

Certificate No: 831882RT  
Charge: \$411.75

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

**Tax Account No(s):** 28-0723-001-008-00

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:**

Kevin Renard Rachal, as a separate estate

Document: Statutory Warranty Deed  
Recording No: 202010010621  
Excise Tax Receipt No: E147778

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:**

That portion of the West half of the North half of the Southeast quarter of the Northeast quarter of Section 23, Township 28 North, Range 7 East, W.M., in Snohomish County, Washington;

LESS that portion lying South of the City of Everett Pipeline Road;

LESS that portion lying in the following described tract:

BEGINNING at the Northeast corner of said Section;  
THENCE South 39°03'10" West for 1719.5 feet to the True Point of Beginning;  
THENCE South 25°11'00" West for 359.3 feet;  
THENCE North 64°49'00" West for 500 feet;  
THENCE North 25°11'00" East for 355.4 feet;  
THENCE South 65°14'50" East for 500 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:**

Ptn. of the SE/4 NE/4, STR 23-28N-7E, W.M., Snohomish County

**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 4, 1995 and recorded December 15, 1995 as Instrument Number [9512150628](#) in the original principal amount of \$25,500.00 from Russell M. Meeds, a single person to First American Title, a Washington corporation, as trustee, for Melvin M. Mullet and Elizabeth Mullet, husband and wife.

NOTE: We do not find a recorded reconveyance on the above Deed of Trust. Further information is needed to remove it from this commitment.

2. Deed of Trust dated September 25, 2020 and recorded October 1, 2020 as Instrument Number [202010010621](#) in the original principal amount of \$80,000.00 from Kevin Renard Rachal, an unmarried person to Chicago Title Company of Washington, as trustee, for The Law office of B. Craig Courley PLLC, A Washington Professional Limited Liability Company DbA The Exchange Connection.

And Assignment of Promissory Note and Deed of Trust recorded under Recording No. [202012150596](#)

**Lienholders:**

NONE

**Judgment Creditors:**

NONE

**Pending Litigation:**

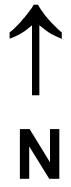
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

**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



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.