



Genevieve Tomberg, Title Operations Manager
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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. 29-0522-003-002-00

Certificate No: 831887RT
Charge: \$411.75

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

Tax Account No(s): 29-0522-003-002-00

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:

Oscar A. Valenzuela, as a separate estate

Document: Quit Claim Deed
Recording No: 201901250483
Excise Tax Receipt No: 10295899

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:

The East half of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington;

EXCEPT portion appropriated for Primary State Highway No. 15 in Snohomish County Superior Court Cause No. 76302;

AND EXCEPT portion taken for County Road.

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 SW/4 STR 22-29N-5E, 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 October 12, 2006 and recorded October 17, 2006 as Instrument Number [200610171284](#) in the original principal amount of \$57,500.00 from Charlene Clemetson, a married woman to Chicago Title Insurance Co., as trustee, for Charlie Rose LLC, a Washington limited liability company.

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

Lienholders:

NONE

Judgment Creditors:

NONE

Pending Litigation:

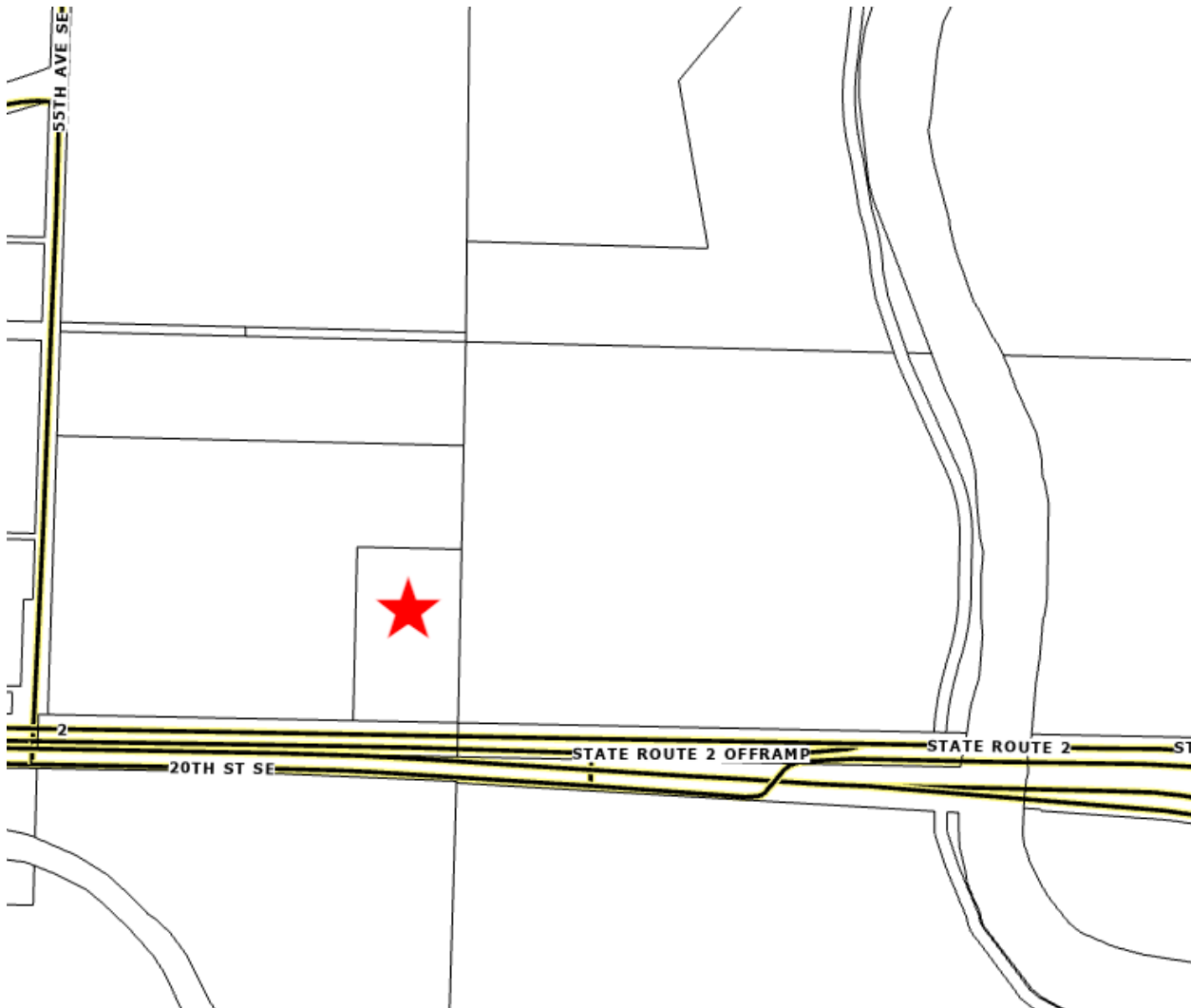
Pending proceedings in Snohomish County Superior Court Cause No. 26-2-04940-31, being an action to foreclose delinquent general taxes.

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.