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. 29-0604-001-025-00

Certificate No: 831891RT
Charge: $411.75

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

Tax Account No(s): 29-0604-001-025-00

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 Susan J. Standley, deceased

Document: Statutory Warranty Deed
Recording No: 199908110444
Excise Tax Receipt No: 479580

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

Rainier Title, Agent for Stewart Title Guaranty Company

BY:

GTomberg

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 Government Lot 2, Section 4, Township 29 North, Range 6 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 2;
THENCE North 326 feet to the true point of beginning;
THENCE continue North 104 feet;
THENCE due East at right angles to the West line of said Government Lot 2, 416 feet;
THENCE South Parallel to the West line of adjacent Government Lot 2, 104 fee;
THENCE West 416 feet to the true point of beginning;

EXCEPT the West 33 feet thereof;

AND EXCEPT that portion, if any, lying within 139th Avenue Northeast.

SITUATE in the County of Snohomish, State of Washington

Situate in the County of Snohomish, State of Washington.

Abbreviated Legal:

Ptn. of Government Lot 2, STR 4-29N-6E, 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:

1. Deed of Trust dated October 5, 2011 and recorded October 13, 2011 as Instrument Number 201110130001 in the original principal amount of $306,000.00 from Susan J. Standley, as her sole and separate property to First American Title Insurance Company , as trustee, for Mortgage Electronic Registration Systems, Inc.; Genworth Financial Home Equity Access, Inc., Lender.

   Assignment of Deed of Trust recorded under Recording No. 202002250948

2. Deed of Trust dated October 5, 2011 and recorded October 13, 2005 as Instrument Number 201110130002 in the original principal amount of $306,000.00 from Susan J. Standley, as her sole and separate property to Senior Official with responsibility for Single Family Mortgage Insurance Programs In the Department of Housing and Urban Development Field Office with Jurisdiction over the property described below, or a designee of that Official, as trustee, for Secretary of Housing and Urban Development.

   This mortgage/deed of trust secures an equity line of credit and/or revolving loan, the Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that the line of credit has been closed or frozen, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction release upon payment of the outstanding balance.

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

Other:

1. Matters set forth by aerial imagery:

A) Structural encroachments over the South property line.

2. It is our understanding that Susan J. Standley 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

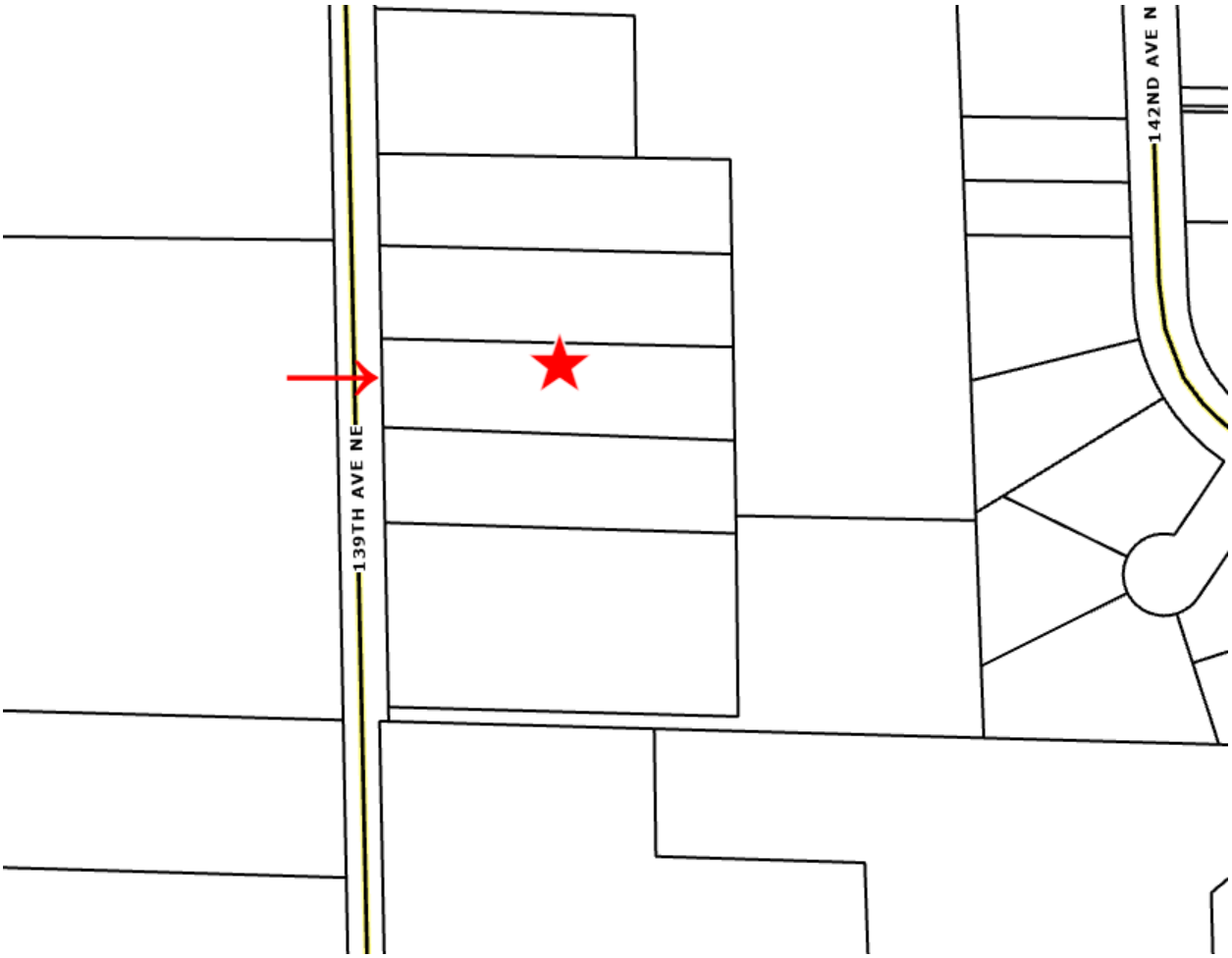
e. The surviving heir(s) must complete an Excise Tax Affidavit per the Snohomish County Treasurer's Office.

f. Said Death Certificate and Lack of Probate Affidavit needs to be recorded in the records where the property is located.

3. Lien of succession state and/or federal death taxes, upon the estate of Susan J. Standley, deceased.

Order No. 831891RT

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.