



DONATION AGREEMENT

THIS DONATION AGREEMENT (this "Agreement") is made and entered into as of this 29 day of November, 2021 (the "Effective Date"), by and between Anton Stetner ("Donor"), and Snohomish County, a political subdivision of the State of Washington ("Donee" or "County").

1. Real Property. Donor is the owner of certain real property located in Snohomish County, Washington, consisting of approximately 5.72 acres of undeveloped land as more particularly described on Exhibit A to this Agreement (the "Property"). Donor hereby agrees to donate, give, transfer and convey to the County, and the County agrees to accept from Donor, the Property and all rights appurtenant thereto, under the terms and conditions specified in this Agreement.

2. Value of Donation. The parties agree that the value of the Property has been established by a Land Appraisal Report intended for exclusive use by Donor dated July 28, 2021 by James R. Sanders at One Hundred Twenty Thousand and 00/00 Dollars (\$120,000.00). If the Donor elects to claim tax benefits associated with this Agreement, the County agrees, upon request, to provide Donor with reasonable written verification of the County's receipt of the Property. The County makes no representations, warranties or guarantees relating to the tax implications of this Agreement.

3. Title.

3.1 Conveyance. At closing, Donor shall convey the Property to the County by a duly executed and acknowledged Statutory Warranty Deed in substantially the form attached to this Agreement as Exhibit B (the "Deed"), free and clear of all defects and encumbrances other than non-delinquent taxes and any exceptions to title approved by the County pursuant to Section 3.2 below. Monetary encumbrances not assumed by the County shall be removed by the Donor at or before closing.

3.2 Preliminary Commitment; Condition of Title. The County has received a preliminary commitment (the "Preliminary Commitment") for title insurance for the Property from Chicago Title Company of Washington, Commitment No. 500124740 dated August 25, 2021. The County hereby approves the following Special Exceptions shown on the Preliminary Commitment, which may remain on title at closing: Special

Exceptions 1 and 2. All other Special Exceptions must be removed at or before closing.

3.3 Title Insurance. At closing, Donor shall cause the Title Company to issue to the County, at the Donor's expense, a standard coverage owner's ALTA policy of title insurance (the "Title Policy"), dated as of the closing date, insuring the County's fee simple title to the Property, subject only to the standard form of General Exclusions and Exceptions and the Special Exceptions approved by the County pursuant to Section 3.2 above.

4. Donee's Due Diligence. This Agreement is subject to the County's approval, in the County's sole discretion, of any and all appraisals, surveys, studies, and reports regarding the Property received, commissioned, or performed by the County or the County's agents. The County shall have thirty (30) days from the Effective Date (the "Due Diligence Period") to give notice terminating this Agreement under this condition. Upon receipt of such notice, this Agreement shall terminate and be of no further force or effect. During the Due Diligence Period, the County and the County's agents may enter the Property at reasonable times to perform such studies and surveys as the County deems necessary, provided, however, that the County will not perform any excavation or coring on the Property without Donor's prior consent, which consent shall not be unreasonably withheld.

5. Donor's Representations and Warranties. Donor represents and warrants to the County as of the Effective Date, and again as of the date of closing, as follows:

(a) To the best of Donor's knowledge, there is no action, suit, proceeding or investigation pending or threatened which could become a cloud on the title to the Property or any portion thereof.

(b) To the best of Donor's knowledge, neither the whole nor any portion of the Property is subject to temporary requisition or use by any governmental authority or has been condemned or taken in any proceeding similar to a condemnation proceeding, nor is any such proceeding contemplated.

In the event any of the representations contained in this Section 5 become untrue prior to or as of the date of closing as a result of information received by Donor or occurrences subsequent to the date hereof, Donor shall promptly notify the County and, within ten (10) days after receiving such notice, the County may elect to (i) waive any objections and proceed with closing or (ii) terminate this Agreement by giving written notice of same to Donor.

The representations and warranties contained in this Section 5 shall not merge into the Deed but shall survive the closing of the transaction contemplated by this Agreement.

6. Donor's Covenants. Donor covenants to the County as follows:

- (a) To the best of Donor's knowledge, there is no action, suit, proceeding or investigation pending or threatened which could become a cloud on the title to the Property or any portion thereof.
- (b) To the best of Donor's knowledge, neither the whole nor any portion of the Property is subject to temporary requisition or use by any governmental authority or has been condemned or taken in any proceeding similar to a condemnation proceeding, nor is any such proceeding contemplated.
- (c) Upon closing, the Property will not be subject to any leases, tenancies, claims, or rights of persons in actual or constructive possession.
- (d) Donor shall indemnify and hold the County harmless from all claims for commissions or fees by any broker.

The covenants contained in this Section 6 shall not merge into the Deed but shall survive the closing of the transaction contemplated by this Agreement.

7. The County's Authority. The County's obligations under this Agreement are expressly subject to, and conditioned upon, the approval of this Agreement by the Snohomish County Council and the execution of this Agreement by the Snohomish Property Officer of the Department of Facilities and Fleet Management. The County represents and warrants to Donor that, at the date the County executes this Agreement and at the date of closing, the County, and any person signing on behalf of the County, has full power and authority to execute this Agreement and to perform the County's obligations hereunder.

8. The County's Contingency for Legislative Appropriation. As required by the Snohomish County Charter and other applicable law, all of the County's obligations under this Agreement after the calendar year in which this Agreement is executed by the County are contingent upon local legislative appropriation of the necessary funds, if any, for this specific purpose. This condition is automatically waived if exercised.

9. Closing.

9.1 Closing. As used in this Agreement, "closing" or "date of closing" means the date on which all appropriate documents are recorded.

9.2 Escrow Agent. The transaction contemplated by this Agreement shall be closed through the escrow department of the Title Company (the "Escrow Agent").

9.3 Closing Date. The date of closing will be determined by mutual agreement of the parties, but shall in no event occur later than January 28, 2022 (the "Outside Closing Date"), unless an extension is mutually agreed to in writing by the parties.

9.4 Closing Documents and Funds. On or before the date of closing, the County and Donor shall each deposit with the Escrow Agent all instruments, documents, and monies necessary to complete the transaction contemplated by this Agreement.

9.5 Closing Costs; Prorations. Donor will pay the following closing costs: (i) the premium for the Title Policy; (ii) the cost of recording the Deed; and (iii) the Donor's portion of the Escrow Agent's escrow fee. County will pay the County's portion of the Escrow Agent's fee and real estate excise taxes due on the sale (if due). Property taxes shall be prorated at closing. Water and other utilities shall be prorated as of closing. All other costs of closing, if any, shall be borne by Donor and County in a manner consistent with local practice for the county in which the Property is located.

9.6 Possession. Donor shall deliver possession of the Property to the County upon closing.

10. Default and Remedies. If Donor is unable to, or does not, perform Donor's covenants and obligations under this Agreement, if title is not insurable at closing as provided in Section 3.3, or if Donor's representations and warranties under Section 5 are not all true and accurate, Donor shall be in default of this Agreement. In the event of Donor's default, the County shall be entitled to terminate this Agreement by written notice to Donor and Escrow Agent.

11. Notices. All notices, waivers, elections, approvals, and demands required or permitted to be given under this Agreement must be in writing and personally delivered or sent by United States certified mail, return receipt requested, to the addressee's mailing address set forth below. Any notice will be effective when actually received or, if mailed as provided herein, on the earlier of actual receipt or two (2) days after the date deposited in the mail.

If to Donor:

Anton Stetner
P.O. Box 194
Marysville, WA 98270

Telephone: 425-923-7010

If to Donee/ County:

Park Property Administrator
Snohomish County Department of Conservation & Natural Resources/ Parks
6705 Puget Park Drive
Snohomish, WA 98296
Telephone: (425) 388-6623

If to Escrow Agent:
Lorrie Thompson
Chicago Title Insurance Company
3002 Colby Avenue
Everett, WA 98201
Telephone: (425) 259-8220

General. This Agreement shall be governed by the law of the State of Washington. This is the entire agreement of the County and Donor with respect to the Property and supersedes all prior agreements between them, written or oral. This Agreement may be modified only in writing, signed by the County and Donor. Any waivers under this Agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, the County and Donor and their heirs, personal representatives, successors, and assigns. The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision.

14. Exhibits. The following documents are attached to this Agreement as Exhibits and are incorporated herein by this reference:

EXHIBIT A – Legal Description of Property
EXHIBIT B – Form of Statutory Warranty Deed

15. Time of the Essence; Computation. Time is of the essence of each and every provision of this Agreement. If the final date of any period of time set out in any provision of this Agreement falls upon a Saturday or a Sunday or a legal holiday, then in such event, the time of such period shall be extended to the next day which is not a Saturday, Sunday or a legal holiday.

16. Counterparts. This Agreement may be signed in multiple counterparts, each of which shall constitute an original, and all of which shall constitute one and the same Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

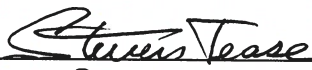
DONOR:

Anton Stetner



DONEE/ COUNTY:

Snohomish County, a political subdivision
of the State of Washington

By : 
Name: STEVEN TEASE
Title: PROPERTY OFFICER

Approved as to Form:

By E-mail Dated 11/01/2021
Deputy Prosecuting Attorney

EXHIBIT A

Legal Description of Property

Tax Parcel No. 320615-001-007-00

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING SOUTH OF STATE HIGHWAY NO. 1-E;

EXCEPT NORTHERN PACIFIC RAILROAD RIGHT OF WAY; AND EXCEPT ROADS;

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, THE CENTERLINE OF WHICH IS ALONG AN EXISTING ROADWAY FORMERLY KNOWN PICKERING ROAD:

COMMENCING AT PRIMARY STATE HIGHWAY NO. 1-E RUNNING SOUTH AND SOUTHWESTERLY TO THE EAST LINE OF THE HEREIN DESCRIBED TRACT.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT B

<p>Return Address:</p> <p>Snohomish County Property Management 3000 Rockefeller Avenue M/S 404 Everett, WA 98201 ATTN: Property Officer</p>
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<p>Document Title(s) (or transactions contained therein):</p> <p>1. Statutory Warranty Deed</p>
<p>Reference Number(s) of Related Documents: N/A</p>
<p>Grantor(s) (Last name first, then first name and initials):</p> <p>1. Anton Stetner</p>
<p>Grantee(s) (Last name first, then first name and initials):</p> <p>1. Snohomish County, a political subdivision of the State of Washington</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p>Ptn of NW1/4 of NE1/4 in STR 15-32-6E, W.M., Snohomish County</p>
<p>Assessor's Property Tax Parcel/Account Number</p> <p>32061500201600</p>

STATUTORY WARRANTY DEED

The Grantor, Anton Stetner, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, conveys and warrants to SNOHOMISH COUNTY, a political subdivision of the State of Washington ("Grantee"), that certain real property situated in the County of Snohomish, State of Washington, that is more particularly described on Schedule 1 attached hereto (the "Property"), subject to the matters identified on Schedule 2 attached hereto.

DATED: November 2, 2021.

Grantor:

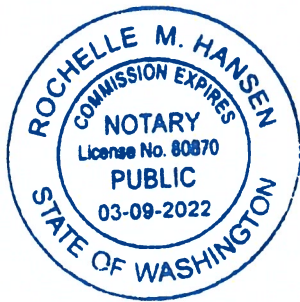


Anton Stetner

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

On this 2nd day of November, 2021, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Anton Stetner, to me known to be the individual described in and who executed the within instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first written above.



Rochelle M Hansen
(Signature of Notary)

Rochelle M Hansen
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State of Washington, residing at Marysville.
My appointment expires: 03-09-2022.

Accepted by:
Snohomish County, a political subdivision of
the State of Washington

Steven Tease
Name: STEVEN TEASE

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that STEVEN TEASE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Property Officer of Snohomish County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

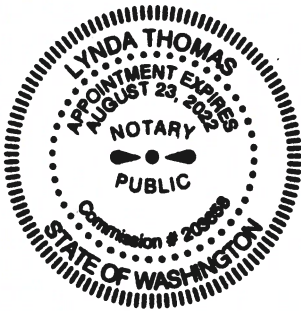
Dated: 1/3/2022

Lynda Thomas

(Signature)

Notary Public

My appointment expires 8/23/2022



**Schedule 1
to Statutory Warranty Deed**

Legal Description of Property

Tax Parcel No. 320615-001-007-00

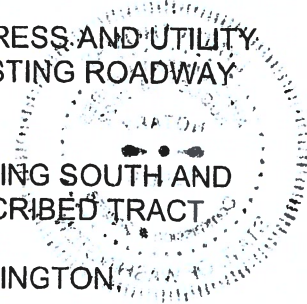
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH
COUNTY, WASHINGTON, LYING SOUTH OF STATE HIGHWAY NO. 1-E;

EXCEPT NORTHERN PACIFIC RAILROAD RIGHT OF WAY; AND EXCEPT ROADS;

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY
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SOUTHWESTERLY TO THE EAST LINE OF THE HEREIN DESCRIBED TRACT

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON



Special Exceptions

Special Exception #1: Easement and the terms and conditions thereof:

Grantee: Snohomish County

Purpose: Construct and maintain covered pipe drain

Recorded: February 24, 1938

Recording No.: 619728

The description contained therein is not sufficient to determine it's exact location within the property herein described.

Special Exception #2: Matters set forth by survey:

Recorded: September 27, 1995

Recording No.: 9509275001