

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-111

APPROVAL OF REAL ESTATE PURCHASE AND SALE AGREEMENT
BETWEEN CAM REAL ESTATE XIA, LLC, AS SELLER AND SNOHOMISH COUNTY
AS BUYER FOR REAL PROPERTY LOCATED AT 54420 STATE ROUTE 2,
GOLD BAR, WASHINGTON, IDENTIFIED BY TAX PARCEL 27103400100700

WHEREAS, Snohomish County Council approved Motion No. 21-363 on November 9, 2021 approving the 2022 Department of Conservation and Natural Resources Surface Water Management Division Grant Work Plan; and

WHEREAS, approval of the 2022 Surface Water Management Division Grant Work Plan includes Hazard Mitigation Grant Relocations/Acquisitions of real property that experience repetitive losses due to flooding or are at risk of substantial damage along rivers in Snohomish County; and

WHEREAS, CAM Real Estate XIA, LLC, ("Seller") owns real property located at 54420 State Route 2, Gold Bar, Washington, 98251 ("Property") and is willing to sell the Property to Snohomish County for the amount of \$133,800.00 ("Purchase Price"); and

WHEREAS, under the terms of Hazard Mitigation Grant Agreement No. D22-006 (the "Grant") the Seller is required to contribute 12.5% towards the Purchase Price in the amount of \$16,725.00; and

WHEREAS, the Seller's contribution amount will be deducted from the Purchase Price at escrow closing; and

WHEREAS, the Seller's real property consists of approximately 1.4 acres of land and a single family residence and is identified by tax parcel no. 27103400100700; and

WHEREAS, the Property will be restricted in perpetuity to open space uses and the County will be required to place deed restrictions on the Property for open space; and

WHEREAS, the sale of the Property from the Seller is strictly voluntary and the Seller is willing to sell the Property to the County in accordance to the terms and conditions of the Hazard Mitigation Grant Agreement; and

WHEREAS, transfer of the Property to the County will be by Statutory Warranty Deed; and

WHEREAS, the Surface Water Management Division and Property Management Division recommend the purchase of the Property;

NOW, THEREFORE, ON MOTION:

Section 1. The Snohomish County Council approves of the Real Estate Purchase and Sale Agreement for the County's purchase of real property and improvements located at 54420 State Route 2, Gold Bar, Washington, 98251, for the amount of \$133,800.00.

Section 2. The Snohomish County Council authorizes the Property Officer of the Department of Facilities and Fleet, Property Management Division to sign the Real Estate Purchase and Sale Agreement on behalf of the County.

Section 3. The Snohomish County Council authorizes the Property Officer of the Department of Facilities and Fleet, Property Management Division, to sign the Statutory Warranty Deed, escrow closing documents, Deed Restriction, and any and all other documents necessary to effectuate the transfer of the Property to the County in accordance to the terms and conditions of the Real Estate Purchase and Sale Agreement and the FEMA Hazard Mitigation Grant.

DATED this 23rd day of March, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council