

## REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into as of this 18<sup>th</sup> day of NOVEMBER, 2021 (the "Effective Date"), by and between **Christian W. M. Groeneveld and Anna E. Groeneveld**, husband and wife, ("Seller"), and **Snohomish County**, a political subdivision of the State of Washington ("Buyer").

**1. Real Property.** Seller is the owner of certain real property located in Snohomish County, Washington, consisting of approximately 29.11 acres of vacant land located at 31331 156<sup>th</sup> Street SE, Sultan, WA 98294 identified by assessor tax parcel numbers 27080500202400 and 27080500202600 and more particularly described on **Exhibit A** to this Agreement (the "Property"). Seller hereby agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property and all rights appurtenant thereto, under the terms and conditions specified in this Agreement.

**2. Purchase Price; Earnest Money.** The total purchase price for the Property shall be **Two Hundred Seventy-Five Thousand Dollars and no/100 (\$275,000.00)** ("Purchase Price"). The Buyer will pay the Purchase Price in cash at closing. No earnest money payment shall be made or required.

### **3. Title.**

**3.1 Conveyance.** At closing, Seller shall convey the Property to Buyer 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 Buyer pursuant to Section 3.2 below. Monetary encumbrances not assumed by Buyer shall be removed by Seller at or before closing.

**3.2 Preliminary Commitment; Condition of Title.** Buyer has received a preliminary commitment (the "Preliminary Commitment") for title insurance for the Property from Chicago Title Company of Washington (the "Title Company"), Order No. 500116703, dated October 15, 2021. Buyer agrees to accept title to the Property subject to the following matters shown as Special Exceptions Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of Schedule B of the Preliminary Commitment. The following paragraphs shall be cleared in escrow prior to closing: No.'s 16, 17, and 18.

**3.3 Title Insurance.** At closing, Seller shall cause the Title Company to issue to Buyer, at Buyer's expense, a standard coverage owner's ALTA policy of title insurance (the "Title Policy"), dated as of the closing date, insuring Buyer's fee simple title to the Property in

the face amount of the Purchase Price, subject only to the standard form of General Exceptions and the Special Exceptions approved by Buyer pursuant to Section 3.2 above.

**4. Buyer's Due Diligence.** This Agreement is subject to Buyer's approval, in Buyer's sole discretion, of any and all appraisals, surveys, studies, and reports regarding the Property received, commissioned, or performed by Buyer or Buyer's agents. Buyer 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, Buyer and Buyer's agents may enter the Property at reasonable times to perform such studies and surveys as Buyer deems necessary, provided, however, that Buyer will not perform any excavation or coring on the Property without Seller's prior consent, which consent shall not be unreasonably withheld.

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

(a) To the best of Seller'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) Seller has no knowledge of any material defect in the Property, whether latent or patent.

(c) To the best of Seller'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.

(d) Seller has no knowledge, nor has Seller received any written notice, of any violations of law, municipal ordinance or other legal requirements of governmental authorities in respect of the Property.

(e) Seller has no knowledge, nor has Seller received written notice, of any default or breach by Seller under any covenants, conditions, restrictions, rights of way or easements affecting the Property or any portion thereof.

(f) To the best of Seller's knowledge, neither Seller nor any third party has placed, deposited, generated, manufactured, processed, handled or otherwise brought on to the Property any hazardous, dangerous or toxic substances or materials, as defined under any applicable environmental laws. To the best of the Seller's knowledge, the Property contains no underground storage tanks. Seller has no knowledge of any substances or conditions on the Property which may support a claim or cause of action against the owner of the Property, whether by a governmental agency or body or private party under any environmental laws. Seller has not received notification from any agency or individual that the Property

is, or may be, in violation of any environmental law(s) or is, or may be, targeted for a cleanup pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, codified at 42 USC §9601 et. seq. (the "Superfund Act"), the Model Toxics Control Act, codified at Chapter 70.105D RCW (the "MTCA"), or other federal or state hazardous waste cleanup laws rules or regulations.

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 Seller or occurrences subsequent to the date hereof, Seller shall promptly notify Buyer and, within ten (10) days after receiving such notice, Buyer may elect to (i) waive any objections and proceed with closing or (ii) terminate this Agreement by giving written notice of same to Seller. 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. Seller's Covenants.** Seller covenants to Buyer as follows:

- (a) Upon closing, the Property will not be subject to any leases, tenancies, claims, or rights of persons in actual or constructive possession.
- (b) Unless otherwise provided in this Agreement, Seller shall remove all debris and personal property located on the Property before closing, at Seller's sole cost and expense.
- (c) Seller is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA"), as amended.

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. Buyer's Authority.** Buyer'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 Property Officer of the Department of Facilities and Fleet. Buyer represents and warrants to Seller that, at the date Buyer executes this Agreement and at the date of closing, Buyer, and any person signing on behalf of Buyer, has full power and authority to execute this Agreement and to perform Buyer's obligations hereunder.

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

**9. Risk of Loss.** Seller will bear the risk of loss of, or damage to, the Property until the date of closing. In the event of material loss of or damage to the Property prior to closing, Buyer may terminate this Agreement by giving written notice of termination to Seller.

## **10. Closing.**

**10.1 Closing.** As used in this Agreement, “closing” or “date of closing” means the date on which all appropriate documents are recorded and proceeds of sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow instructions shall be deemed, for purposes of this definition, as available for disbursement to Seller.

**10.2 Escrow Agent.** The transaction contemplated by this Agreement shall be closed through Chicago Title and Escrow located at 3002 Colby Avenue, Everett, WA 98201, (the “Escrow Agent”).

**10.3 Closing Date.** The date of closing will be determined by mutual agreement of the parties, but shall in no event occur later than April 30, 2022 or sooner, (the “Outside Closing Date”), unless an extension is mutually agreed to in writing by the parties.

**10.4 Closing Documents and Funds.** On or before the date of closing, Buyer and Seller shall each deposit with the Escrow Agent all instruments, documents, and monies necessary to complete the transaction contemplated by this Agreement. Seller will be required to provide Escrow Agent two (2) weeks prior to closing a completed (“Notice of Request to Withdraw Current Use Assessment Classification Chapter 84.34 RCW”) form.

**10.5 Closing Costs; Prorations.** Buyer will pay the following closing costs: (i) the premium for the Title Policy; (ii) the cost of recording the Deed (iii) the Escrow Agent’s escrow fee, and (iv) real estate excise. Seller shall pay all real estate taxes owing on the property on or before the date of closing. Water and other utilities shall be prorated as of closing, if any. All other costs of closing, if any, shall be borne by Buyer.

**11. Default and Remedies.** If Seller is unable to, or does not, perform Seller’s covenants and obligations under this Agreement, if title is not insurable at closing as provided in Section 3.3, or if Seller’s representations and warranties under Section 5 are not all true and accurate, Seller shall be in default of this Agreement. In the event of Seller’s default, Buyer shall be entitled (i) to seek specific performance of Seller’s obligations under this Agreement, (ii) to seek damages for Seller’s breach, or (iii) to terminate this Agreement by written notice to Seller and Escrow Agent.

**12. 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 Seller:

Chris and Anna Groeneveld  
29524 Fern Bluff Road  
Sultan, WA 98294  
Telephone: 425-327-6210

Monroe WA 98272 C.G.  
Ag

If to Buyer:

Snohomish County Property Management  
3000 Rockefeller Avenue M/S 404  
Everett, WA 98201  
Telephone: 425-388-3400

If to Escrow Agent:

Chicago Title and Escrow  
Escrow Department  
3002 Colby Avenue  
Everett, WA 98201  
Telephone: 425-258-3683

**13. General.** This Agreement shall be governed by the laws of the State of Washington. This is the entire agreement of Buyer and Seller 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 Buyer and Seller. 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, Buyer and Seller 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.

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

**SELLER:** Christian W. M. Groeneveld

By   
Christian W. M. Groeneveld

Date: 11/18/21

**SELLER:** Anna E. Groeneveld

By   
Anna E. Groeneveld

Date: 11/18/21

**BUYER:** Snohomish County, a political subdivision of the State of Washington

By  1-14-2022  
Steven Tease, Property Officer Date

Approved as to Form

 11-17-2021  
Deputy Prosecuting Attorney Date

## EXHIBIT A

### Legal Description of Property

#### PARCEL A:

GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 220 DEEDED TO STATE OF WASHINGTON DEPARTMENT OF GAME BY DEED DATED APRIL 14, 1960 AND RECORDED UNDER AUDITOR'S FILE NO. 1393321, AND EXCEPT ROAD SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ASSESSOR'S TAX PARCEL NUMBER: 27080500202400

#### PARCEL B:

ALL THAT PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, W.M., LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD SURVEY NO. 2061 AND NORTHWESTERLY OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 220 AND NORTHERLY OF THE SOUTH BANK OF EXISTING SLOUGH, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ASSESSOR'S TAX PARCEL NUMBER: 27080500202600

**EXHIBIT B**

**FORM OF STATUTORY WARRANTY DEED**

**Return Address:**

Snohomish County  
Property Management  
3000 Rockefeller Avenue M/S 404  
Everett, WA 98201  
ATTN: Steven Tease

**Document Title(s)** (or transactions contained therein):

Statutory Warranty Deed

**Reference Number(s) of Related Documents:** N/A

**Grantor(s)** (Last name first, then first name and initials):

Christian W. M. Groeneveld and Anna E. Groeneveld, husband and wife

**Grantee(s)** (Last name first, then first name and initials):

Snohomish County, a political subdivision of the State of Washington

**Legal description** (abbreviated: i.e., lot, block, plat or section, township, range)

A portion of Government Lot 6 in Section 5, Township 27 North, Range 8 East, W.M.

All Situate in the County of Snohomish, State of Washington

**Assessor's Property Tax Parcel/Account Number**

27080500202400 and 27080500202600



**STATUTORY WARRANTY DEED**

Grantor, CHRISTIAN W. M. GROENEVELD AND ANNA E. GROENEVELD, husband and wife, 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: \_\_\_\_\_

By: \_\_\_\_\_  
Christian W. M Groeneveld

By: \_\_\_\_\_  
Anna E. Groeneveld

Grantee: Snohomish County  
Accepted and Acknowledged

\_\_\_\_\_  
Steven Tease, Property Officer

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came \_\_\_\_\_, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their 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.

\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_.

My appointment expires: \_\_\_\_\_.



**Schedule 1**

**Statutory Warranty Deed**

**Legal Description of Property**

**PARCEL A:**

GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 220 DEEDED TO STATE OF WASHINGTON DEPARTMENT OF GAME BY DEED DATED APRIL 14, 1960 AND RECORDED UNDER AUDITOR'S FILE NO. 1393321, AND EXCEPT ROAD SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ASSESSOR'S TAX PARCEL NUMBER: 27080500202400

**PARCEL B:**

ALL THAT PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 27 NORTH, RANGE 8 EAST, W.M., LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD SURVEY NO. 2061 AND NORTHWESTERLY OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 220 AND NORTHERLY OF THE SOUTH BANK OF EXISTING SLOUGH, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ASSESSOR'S TAX PARCEL NUMBER: 27080500202600

**Schedule 2**  
**Statutory Warranty Deed**

**Special Exceptions**

1. Resolution of Snohomish County Fire Protection District No. 5 and the terms and conditions thereof:  
Recording Date: March 19, 1945  
Recording No.: 781074
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Washington State Dept. of Game  
Purpose: River Access rights  
Recording Date: April 9, 1954  
Recording No.: 1104588  
Affects: The portion along the Southerly bank of the river
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Snohomish County  
Purpose: River bank protection  
Recording Date: December 11, 1958  
Recording No.: 1312565  
Affects: Portion adjoining river
  
4. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping establishing of slopes or fills or maintenance of the street or highway adjoining said Land, as contained in the deed to  
County/City/State: Snohomish County  
Auditor No.: 1385763
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Snohomish County  
Purpose: Right of way  
Recording Date: September 20, 1960  
Recording No.: 1420410

6. Reservations and recitals contained in the Deed as set forth below:

Grantor: Larry D. Duffner and Erna D. Duffner  
Grantee: Wiard H. Groeneveld and Jean A. Groeneveld  
Recording Date: December 17, 1982  
Recording No.: 8212170122

Said document provides for, among other things, the following:  
Refers to a boundary issue due to a fence

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8304135004

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200911045002

9. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skykomish River.

10. Any question that may arise due to shifting or change in the course, boundaries or high water line of Skykomish River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skykomish River.

11. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

12. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

13. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Unnamed Slough.

14. Any question that may arise due to shifting or change in the course, boundaries or high water line of Unnamed Slough or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Unnamed Slough.

15. Any question that may arise due to shifting or change in the course, boundaries or high water line of Wagley Creek or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Wagley Creek.