

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 25-064

APPROVAL OF REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN
MOGA PROPERTIES LLC AS SELLER AND SNOHOMISH COUNTY AS BUYER FOR
TEN PARCELS OF LAND AND NAMING OF THE FUTURE PROPERTY
THE MOGA CONSERVATION AREA

WHEREAS, on December 18, 2024, County Council adopted Motion 24-507 to fund a Conservation Futures project through the Conservation Futures Property Tax Fund, and approved the expenditure of up to \$3,393,900.00 for Department of Conservation and Natural Resources Surface Water Management's ("SWM") Thomas Eddy Phase 2 Moga Properties acquisition project located within the Snohomish County unincorporated area; and

WHEREAS, the Snohomish County Conservation and Natural Resources Department's Surface Water Management division (SWM) desires to purchase the following described properties for floodplain restoration: and

WHEREAS, MOGA PROPERTIES LLC ("Seller") own real property consisting of approximately 129.14 acres of vacant land located in Snohomish, WA 98290, identified by assessor tax parcel numbers 270605- 002-004-00, 270605-002-005-00, 270605-002-006-00, 270605-002-008-00, 270605-002-021-00, 270605-002-022-00, 270605-002-023-00, 270605-002-024-00, 270606-001-004-00 AND 270606-001-007-00 (the "Property") and are willing to sell the Property to Snohomish County for the amount of \$3,000,000 (the "Purchase Price"); and

WHEREAS, as a condition of the sale of the property, the owner wishes to include the following restrictive language to appear on the Statutory Warranty Deed:

SUBJECT TO: The Conservation Area to be named The Moga Conservation Area Any type of hunting is prohibited.

WHEREAS, the Department of Conservation and Natural Resources' SWM Division and Department of Facilities and Fleet, 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 located at in Snohomish, WA identified by assessor tax parcels 270605-002-004-00, 270605-002-005-00, 270605-002-006-00, 270605-002-008-00, 270605-002-021-00, 270605-002-022-00, 270605-002-023-00, 270605-002-024-00, 270606-001-004-00 AND 270606-001-007-00 for the amount of \$3,000,000.

Section 2. The Snohomish County Council authorizes the Property Officer of the Department of Facilities and Fleet, Property Management Division to sign the Purchase and Sale Agreement, Statutory Warranty Deed, escrow closing documents, and any and all other documents necessary to effectuate the transfer of the Property to the County in accordance with the terms and conditions of the Real Estate Purchase and Sale Agreement.

Section 3. Snohomish County Council hereby approves the naming of the Property to be as follows: The Moga Conservation Area.

DATED this 4th day of February 2024.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Clerk of the Council