



**Snohomish County**

**Public Works**  
*Engineering Services*

May 5, 2025

3000 Rockefeller Ave., M/S 607  
Everett, WA 98201-4046  
(425) 388-6537  
www.snoco.org

Jakob Oberon Stadler Lundy  
14332 164<sup>th</sup> Street NE  
Arlington, WA 98223

**Dave Somers**  
*County Executive*

Re: Real Estate Purchase and Sale Agreement  
Project Name: Snohomish County Countywide Home Elevation & Risk Buyout  
Project No.: WC3084-3  
Tax ID No.: 00483000000700

Dear Mr. Lundy

Snohomish County is participating in a FEMA Grant project and has identified the property located at 14332 164<sup>th</sup> Street NE Arlington, WA 98223 as a parcel eligible to receive an Offer to Purchase. As a part of the project, the County has obtained an appraisal from an appraiser licensed within the State of Washington to determine the fair market value of your property.

The County's offer is provided in the form of a Real Estate Purchase and Sale Agreement which is attached to this letter. Key conditions of the real property offer are defined in the Real Estate Purchase and Sale Agreement and are noted below as follows:

1. The offer to purchase includes the parcel and all improvements located and described as shown on Exhibit 'A'; attached and made a part of this offer by reference.
2. The market value of the property is FOUR HUNDRED AND NINETY THOUSAND DOLLARS AND NO/100 (\$490,000.00).
3. The FEMA grant requires a 6.25% contribution (\$30,625.00) from the property owner. This results in net proceeds of FOUR HUNDRED AND FIFTY NINE THOUSAND, THREE HUNDRED AND SEVENTY FIVE DOLLARS AND 00/100. (\$459,375.00)
4. Snohomish County will pay all typical closing costs of Buyer and Seller.
5. Seller is responsible for all mortgages, property taxes, and financial liens against property.
6. Purchase to be completed as soon as possible and no later than March 31, 2026.
7. Purchase is made "as is" with no conditions.
8. Acceptance and signing of Statement of Voluntary Participation for Acquisition of Property for purpose of Open Space. Please see form included in this mailing.

**TOTAL COMPENSATION      \$459,375.00**

If you accept this property offer, escrow will be opened at Rainier Title in Everett, WA. They will contact you for lender and any other information required to complete the purchase.

The FEMA grant will expire March 31, 2026. We kindly request that you reply to this offer at your earliest convenience. The sale of this property is completely voluntary by the property owner.

If you have any questions related to the Real Estate Purchase and Sale Agreement terms, please contact me at (425) 262-2045 or by email at [Carl.Jorgensen@co.snohomish.wa.us](mailto:Carl.Jorgensen@co.snohomish.wa.us).

Sincerely,



Carl Jorgensen  
Real Property Advisor  
Property Officer  
Facilities & Fleet Management  
Ph. 425.388.3400  
Email. [Carl.jorgensen@co.snohomish.wa.us](mailto:Carl.jorgensen@co.snohomish.wa.us)

#### ACCEPTANCE OF OFFER TO PURCHASE

I accept Snohomish County's Offer to purchase my property located at 14332 164<sup>th</sup> Street NE Arlington, WA 98223. The property is also identified as County Assessor Tax Identification Number 00483000000700. Purchase price is established at FOUR HUNDRED AND NINETY THOUSAND DOLLARS AND NO/100 (\$490,000.00) and the County will pay typical closing costs of Buyer and Seller except for any outstanding property taxes, mortgages, financial liens, etc. which are the responsibility of the seller.

Acceptance:



Jakob Oberon Stadler Lundy

5/21/2025  
Date

**EXHIBIT "A"**

Lot 7, JORDAN RIVER TRAILS DIVISION NO. 2, according to the plat thereof, recorded in Volume 25 of Plats, pages 64 and 65, in Snohomish County, Washington.