

**SILVER LAKE WATER AND SEWER DISTRICT
SNOHOMISH COUNTY, WASHINGTON**

RESOLUTION NO. 718

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SILVER LAKE WATER AND SEWER DISTRICT, SNOHOMISH COUNTY, WASHINGTON, AUTHORIZING, APPROVING AND RATIFYING THE SALE OF SURPLUS REAL PROPERTY; AND AUTHORIZING AND DIRECTING THE PRESIDENT OF THE BOARD OF COMMISSIONERS AND THE GENERAL MANAGER TO EXECUTE ALL DOCUMENTS AND TO TAKE ALL ACTIONS NECESSARY TO CLOSE THE SALE OF SUCH SURPLUS REAL PROPERTY.

WHEREAS, pursuant to RCW 57.08.015 and 57.08.016, Silver Lake Water & Sewer District, a Title 57 water-sewer special purpose district (“District”), has the power and authority to sell as surplus property the District does not and will not need for its purposes; and

WHEREAS, by the adoption of Resolution No. 713 on the 28th day of May, 2015, the District Board of Commissioners declared certain real property as legally described on **Exhibit A** hereto and incorporated herein by this reference (“Property”) surplus to the District’s needs and determined the Property should be sold as surplus pursuant to the requirements of RCW 57.08.016; and

WHEREAS, the Property was appraised as required by law and the written appraisal on file with the District and open to public inspection determined the Property had a fair market value of Seven Hundred One Thousand Dollars (\$701,000); and, pursuant to the provisions of Resolution No. 713, the Property was offered at public sale commencing August 25, 2015; and

WHEREAS, the District received bids for the Property, and the Board of Commissioners at its regular open public meeting held on November 12, 2015, authorized the General Manager to enter into a purchase and sale agreement with Saeed Abtahi (“Abtahi” or “Buyer”) for the amount of Eight Hundred Six Thousand Five Hundred Dollars (\$806,500.00) for the purchase of the Property; and such purchase and sale agreement was executed between the District (“Seller”) on November 13, 2015 (“Purchase and Sale Agreement”), and the District Board of Commissioners now desires to approve and ratify the execution of the Purchase and Sale Agreement for the purchase of the Property by Abtahi, and to authorize and direct the Board President, the General Manager, and legal counsel to take all actions necessary to close the sale of the Property to the Buyer, including the execution of real estate excise tax affidavit, escrow instructions, a deed and other documents necessary to effect the District’s sale of the Property to the Buyer; now, therefore,

BE IT RESOLVED, by the Board of Commissioners of the Silver Lake Water and Sewer District, Snohomish County, Washington, as follows:

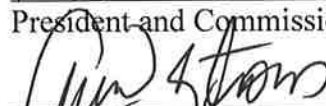
1. The Recitals set forth above are incorporated herein by this reference.
2. The Purchase and Sale Agreement dated November 13, 2015, executed by the District General Manager, Patrick Curran, providing for the sale of the Property to Abtahi for the amount of Eight Hundred Six Thousand Five Hundred Dollars (\$806,500.00) is hereby ratified and approved.
3. Patrick Curran, the District General Manager, and Willis "Bill" Anderson, the President of the District Board of Commissioners, with the assistance of District legal counsel, Inslee Best Doezie & Ryder, are authorized and directed to take all actions necessary to carry out the terms and conditions of the Purchase and Sale Agreement and to close the sale of the Property to Abtahi, including the execution and delivery on behalf of the District of all documents related thereto, including notices, escrow instructions, excise tax affidavit, warranty deed and any other agreement or documentation necessary to close the District's acquisition of the Property.

ADOPTED by the Board of Commissioners of Silver Lake Water and Sewer District, Snohomish County, Washington, at a special open public meeting thereof held on the 23rd day of November, 2015.


Board of Commissioners



President and Commissioner



Secretary and Commissioner



Commissioner

ATTEST:

I, the undersigned Secretary of the Board of Commissioners of Silver Lake Water and Sewer District, Snohomish County, Washington, do hereby certify that the within and foregoing is a true and correct copy of Resolution No. 718 adopted at the special open public meeting thereof held on the 23rd day of November, 2015.



Secretary

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"
TO
REAL ESTATE PURCHASE AND SALE AGREEMENT

LEGAL DESCRIPTION

Lot 1 of Snohomish County Short Plat ZA9005230 SP, recorded under Recording Number 9109180091; being a portion of the northeast quarter of the northwest quarter of Section 4, Township 27 North, Range 5 East, W.M., Snohomish County, Washington