

EVERETT SCHOOL DISTRICT NO. 2
BOARD RESOLUTION NO. 398

A RESOLUTION of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to sell 2,760 square feet of property owned by the District lying south of the existing parking lot at Everett Memorial Stadium, Everett, Washington, which is no longer required for school purposes.

WHEREAS, the District owns approximately 2,760 square feet of property lying south of the existing parking lot located at Everett Memorial Stadium in the City of Everett, Snohomish County, Washington; and

WHEREAS, the Property is no longer required for school purposes; and

WHEREAS, the District desires to sell the Property for cash and convey by deed all interest of the District in and to the Property; and

WHEREAS, under Washington law, the Property may not be sold during the first year it is on the market if the sale price would be less than ninety percent of the average of the three market value appraisals which must be obtained by the District;

NOW, THEREFORE, BE IT RESOLVED that the Property is no longer required for school purposes;

AND RESOLVED FURTHER that the District's Director of Facilities and Planning, James W. Langus, be, and he hereby is, authorized and directed to take the following actions to accomplish a sale of the Property:

(a) Obtain a market value appraisal of the Property from three licensed real estate brokers or professionally designated real estate appraisers; and

(b) Send written notice of the District's intention to sell the Property to the Office of the State Superintendent of Public Instruction; and

(c) If the value of the Property, as determined by averaging the three appraisals, exceeds \$70,00, arrange a convenient place, day and hour for the Board to hold a public hearing on the proposal to sell the Property and publish a notice of the Board's intention to sell the Property, at least once each week during two consecutive weeks in The Everett Herald describing the Property and designating the place where and the day and hour when such hearing will be held; and

(d) Solicit offers for the purchase of the Property for presentation to the Board; provided, however, that the Board will not accept any offer if the sale price would be less than ninety percent of the value of the Property, as determined by averaging the three appraisals (the "Minimum Legal Offer"); and provided further, that the Board reserves the absolute right, in its sole discretion, to reject any offer; and

(e) Take such other and further actions as may be necessary or appropriate to accomplish such tasks.

ADOPTED this 29th day of June, 1989.

EVERETT SCHOOL DISTRICT NO. 2,
a municipal corporation of the
State of Washington

By Sam M. Cargue

By Charles E. Botte

By Shirley Underwood

By R. J. Jatta

By Earl E. Jatta

ATTEST:

Paul Sjunnesen
Paul Sjunnesen, Superintendent
and Secretary of the Board

TRACT "D" LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Southwest Quarter of Section 29, Township 29 North, Range 5 East of the Willamette Meridian, described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 29; thence N 2° 43' 44" E, along the West line of the Southwest Quarter of the Southwest Quarter of said Section 29, a distance of 270.00 feet; thence N 90° 00' 00" E a distance of 91.57 feet; thence S 0° 19' 36" E a distance of 80.72 feet; thence S 44° 41' 27" E a distance of 65.26 feet; thence S 65° 13' 37" E a distance of 90.36 feet to the True Point of Beginning of this description; thence continuing S 65° 13' 37" E a distance of 19.44 feet; thence N 87° 11' 28" E a distance of 111.60 feet to a point on the curve of the North line of State Highway right of way, as conveyed by deed recorded under Auditor's File No. 1561869, records of Snohomish County, Washington, at which point the tangent to said curve bears S 67° 05' 56" W; thence in a Westerly direction, along said curve, to the right, having a radius of 955.92 feet, an arc distance of 137.80 feet to a point that bears S 1° 30' 07" W from the True Point of Beginning; thence N 1° 30' 07" E a distance of 47.00 feet to the True Point of Beginning.

52-178
4-25-85
CML-LS

6-5-89 TO FAX 259-5018

CALC. LOCATION OF 1/4 COR.
REFER TO RECORDED SURVEY
VOL. 19 SURVEYS, PG. 170.

