



**AMENDMENT NO. 1  
REAL ESTATE PURCHASE AND SALE AGREEMENT**

This Amendment to Real Estate Purchase and Sale Agreement (this “***Amendment***”) is effective as of the date of last signature below (“***Effective Date***”), between the City of Everett, a Washington municipal corporation (“***Buyer***”), and the Seller identified below in the Basic Provisions (“***Seller***”) (individually a “***Party***” and collectively the “***Parties***”), concerning the Parties’ Real Estate Purchase and Sale Agreement dated as set forth in the Basic Provisions. In consideration of the covenants, terms and conditions set forth below, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller agree to amend the Agreement as set forth below:

<b>BASIC PROVISIONS</b>	
<b>Seller</b>	Charlotte E. Walker
<b>Real Estate Purchase and Sale Agreement Date</b>	9/16/2025

<b>AMENDMENTS</b>	
<b>Amendments</b>	<p>A. The legal description of the Real Property is as attached and initialed/signed hereto.</p> <p>B. There is no tangible personal property to be transferred to Buyer under the Agreement.</p> <p>C. Buyer requests an extended title policy.</p> <p>D. The parcel number of the Real Property is 00439079702600.</p> <p>E. Parties request Title Company to prepare the statutory warranty deed and real estate excise tax affidavit and all other closing documents necessary for closing.</p> <p>F. With respect to the Lease:</p> <p style="padding-left: 40px;">(1) Seller holds \$5000 as a tenant deposit under the Lease. Accordingly, Buyer will be credited \$5000 against the Purchase Price at closing.</p>

	<p>(2) Seller and Buyer will jointly provide written notice to the tenant that the tenant as of the closing date must make all payments under the Lease to Buyer.</p> <p>(3) If the tenant pays rent to Seller prior to closing that covers any time period after the closing date, then Seller will provide written notice thereof to Buyer and will retain such rent, but Buyer will be credited the amount of such rent against the Purchase Price at closing.</p> <p>(4) Seller will deliver to Buyer an addendum to the tenant estoppel certificate to Buyer duly executed by Tenant in the form attached hereto or in another form acceptable to Buyer in Buyer's sole discretion. Buyer's obligation to purchase the Property is expressly contingent upon such delivery.</p>
<b>Standard Amendment Provisions</b>	<p>The Agreement and this Amendment may be signed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall be deemed one and the same document. AdobeSign signatures are fully binding. Any ink, electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Amendment will be deemed an original signature and will be fully enforceable as an original signature.</p>
	<p>All provisions in the Agreement shall remain in effect except as expressly modified by this Amendment.</p>

IN WITNESS WHEREOF, the Buyer and Seller have executed this Amendment.

**CITY OF EVERETT  
WASHINGTON**

**CHARLOTTE E. WALKER**



Cassie Franklin, Mayor

Signature: \_\_\_\_\_

Signed by:  
*Charlotte Walker*  
718506D27E964BF...

10/3/2025

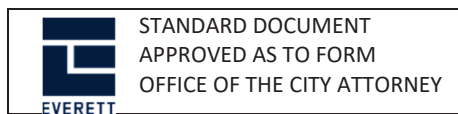
Date

ATTEST



---

Office of the City Clerk



## REAL PROPERTY LEGAL DESCRIPTION

**LOTS 27, 28 AND 29 AND LOT 26, EXCEPT THE SOUTH 4 FEET THEREOF, ALL IN BLOCK 797, PLAT OF EVERETT LAND COMPANY'S FIRST ADDITION TO EVERETT, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, ON PAGE 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**

**BUYER INITIALS OR SIGNATURE:** EF

**SELLER INITIALS OR SIGNATURE:** 











# 3310 Paine Ave\_Amendment No 1 to Purchase Agreement\_12.09.2025\_SD

Final Audit Report

2025-12-17

Created:	2025-12-12
By:	Marista Jorve (mjorve@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACFCxgkvrSwqrn2huBT31saM4d6ChfkSp

## "3310 Paine Ave\_Amendment No 1 to Purchase Agreement\_12.09.2025\_SD" History

-  Document created by Marista Jorve (mjorve@everettwa.gov)  
2025-12-12 - 6:23:24 PM GMT
-  Document emailed to Paul McKee (pmckee@everettwa.gov) for approval  
2025-12-12 - 6:23:51 PM GMT
-  Email viewed by Paul McKee (pmckee@everettwa.gov)  
2025-12-12 - 10:58:53 PM GMT
-  Document approved by Paul McKee (pmckee@everettwa.gov)  
Approval Date: 2025-12-12 - 11:34:57 PM GMT - Time Source: server
-  Document emailed to Tim Benedict (TBenedict@everettwa.gov) for approval  
2025-12-12 - 11:34:59 PM GMT
-  Email viewed by Tim Benedict (TBenedict@everettwa.gov)  
2025-12-12 - 11:39:47 PM GMT
-  Document approved by Tim Benedict (TBenedict@everettwa.gov)  
Approval Date: 2025-12-12 - 11:39:55 PM GMT - Time Source: server
-  Document emailed to Cassie Franklin (cfranklin@everettwa.gov) for signature  
2025-12-12 - 11:39:56 PM GMT
-  Email viewed by Cassie Franklin (cfranklin@everettwa.gov)  
2025-12-17 - 1:45:30 AM GMT
-  Document e-signed by Cassie Franklin (cfranklin@everettwa.gov)  
Signature Date: 2025-12-17 - 5:27:31 PM GMT - Time Source: server



Document emailed to Marista Jorve (mjorve@everettwa.gov) for signature

2025-12-17 - 5:28:13 PM GMT



Email viewed by Marista Jorve (mjorve@everettwa.gov)

2025-12-17 - 5:48:04 PM GMT



Document e-signed by Marista Jorve (mjorve@everettwa.gov)

Signature Date: 2025-12-17 - 5:48:16 PM GMT - Time Source: server



Agreement completed.

2025-12-17 - 5:48:16 PM GMT