



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

CRANE ROAD REPLACEMENT PURCHASE

PROPOSAL

The Department of Natural Resources proposes to purchase 119.6 acres, more or less, of real property owned by Tal Moore, Red Lion Investments, LLC, and T & M Enterprises, Inc., a Washington corporation, and located in Thurston County. The purpose of this purchase is to replace Common School Trust property previously transferred and acquire land that is productive, working forest land. The purchase is authorized by RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2nd Spec. Sess., Ch. 19, § 3238.

BENEFITS

The Common School Trust will acquire working forest land that will generate revenue, block up with existing trust land, and facilitate sustainable forestry.

GENERAL LOCATION

The property is approximately 1.5 miles south of Tenino, 7 miles east of Interstate 5, and is within Section 32, Township 16 North, Range 1 West, W.M., in South Puget Sound Region.

VALUATION

Purchase price is \$450,000.

COMMENTS

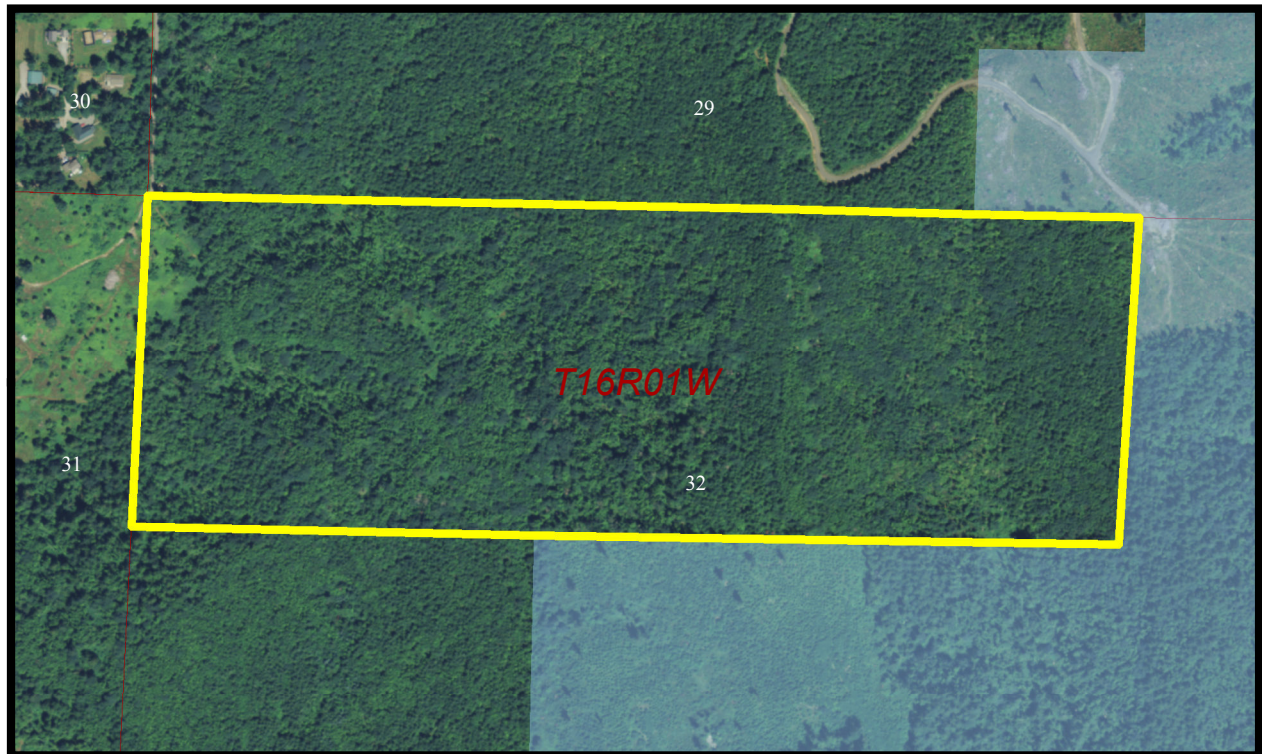
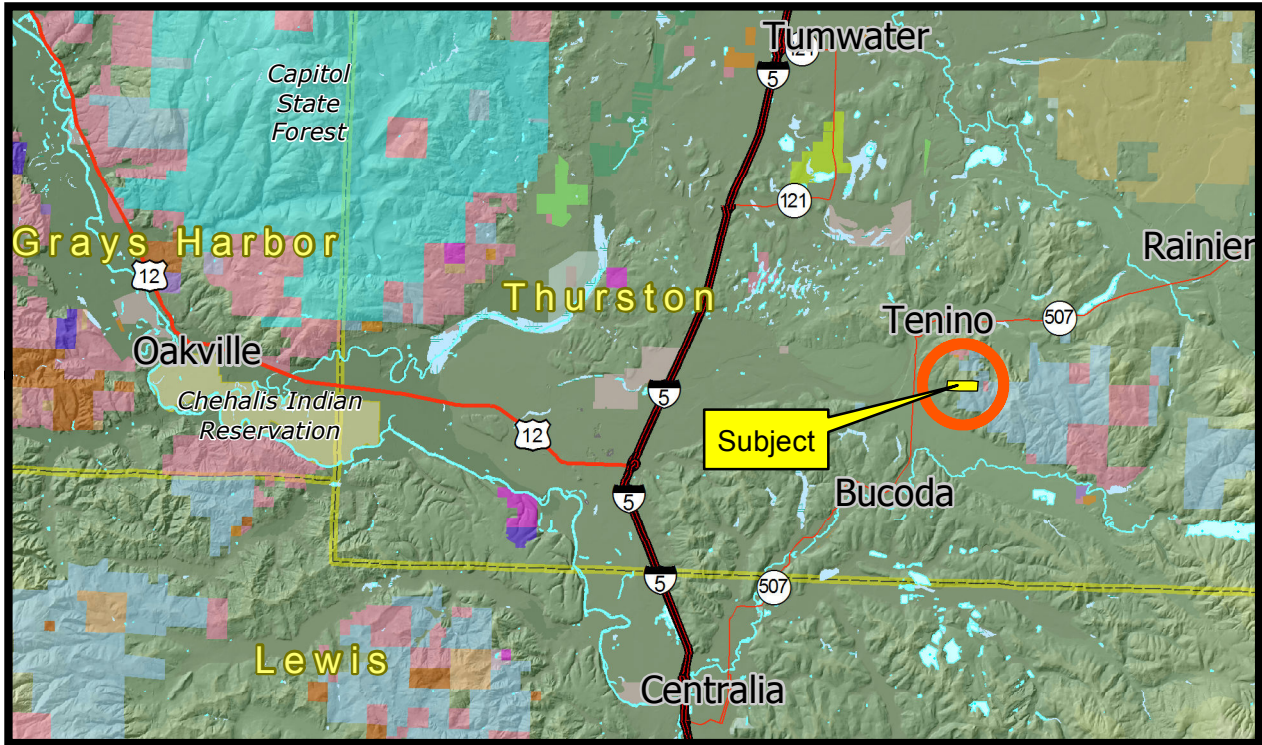
Conveyance of title will be by Statutory Warranty Deed and title insurance will be provided by the seller. Mineral rights not previously reserved will be acquired. The Department will receive \$8,000 at closing to compensate for road maintenance costs.

Division Manager _____

Deputy Supervisor
for State Uplands _____

Date of Board Approval _____

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
CRANE ROAD ACQUISITION



Within Section 32, Township 16 North, Range 1 West, W.M.,
Thurston County

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES**

RESOLUTION NO. _____

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from Tal Moore, Red Lion Investments, LLC, and T & M Enterprises, Inc., a Washington corporation, as authorized by RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2nd Spec. Sess., Ch. 19, § 3238, under Department of Natural Resources Purchase File No. 08-091956.

**BE IT RESOLVED BY THE BOARD OF NATURAL RESOURCES,
DEPARTMENT OF NATURAL RESOURCES, STATE OF WASHINGTON, THAT:**

SECTION 1. Tal Moore, Red Lion Investments, LLC, and T & M Enterprises, Inc. are the owners of the real property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The Board of Natural Resources finds that purchase of the real property described in Exhibit A as replacement trust property is authorized by RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2nd Spec. Sess., Ch. 19, § 3238. The purchase of real property described herein contributes to the real property asset base, has income potential, and is therefore suitable for replacing trust lands previously approved for transfer by the Board.

SECTION 3. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments and to certify and approve such deeds as are necessary or proper to complete the purchase of the above referenced real property.

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Tal Moore, Red Lion Investments, LLC, and T & M Enterprises, Inc. will convey their property to the State of Washington by statutory warranty deed and will furnish, at their expense, a policy of owner's standard title insurance in the full amount of the purchase price.
- B. The Department of Natural Resources is authorized to disburse \$450,000 from the Land Bank Replacement Account for acquisition of the replacement trust property described in Exhibit A as required by the Purchase and Sale Agreement.
- C. Should the purchase authorized by this resolution be consummated, the State of Washington, Department of Natural Resources, shall hold and administer the real

property described in Exhibit A as Common School Trust property, as provided for under the laws of the State of Washington.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Commissioner of Public Lands.

PETER GOLDMARK
Commissioner of Public Lands

Approved as to form this _____

day of _____, 20__.

Assistant Attorney General

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
RESOLUTION**

EXHIBIT A

LEGAL DESCRIPTION

Tracts A, B, and C of Thurston County Lot Segregation Survey recorded July 1, 2009 under Auditor's File No. 4094921.

Rynea L. Edwards, CfedS, PLS 45158
Land Description & R/W Specialist
Land Survey Unit
Engineering Division
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