



WASHINGTON STATE DEPARTMENT OF
Natural Resources

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

GREEN RIVER 36 TRUST LAND TRANSFER 2013-2015

PROPOSAL

The Department of Natural Resources proposes to transfer 77.56 acres, more or less, of Common School Trust property located in King County to King County.

Proceeds from the timber value will be deposited into the Common School Construction Account. The land value proceeds will be deposited to the Real Property Replacement Account and used to purchase replacement property desirable for the Common School Trust.

BENEFITS

The property asset base of the Common School Trust is improved by:

- Disposing of property that is inefficient to manage for timber harvest income.
- Disposing of an isolated ownership geographically separated from other trust holdings.
- Enabling replacement of the asset with property that has greater potential for income production to provide future revenue to support public schools statewide.
- Transferring the property to a program that will protect and manage for identified biological, ecological, and social values.

GENERAL LOCATION

The property is located approximately 5 miles southeast of Auburn within Section 36, Township 21 North, Range 5 East, W.M., in South Puget Sound Region.

ENCUMBRANCES

A realty trespass in the southeast corner includes a barn (1.84 acres). King County is aware of the trespass and is agreeable to proceed with the transfer.

IMPROVEMENTS None, other than the barn mentioned above.

PRESENT INCOME None.

MARKET VALUE

Timber (1,451 Mbf)	\$390,000
Land & Reprod.	<u>\$150,000</u>
TOTAL	\$540,000

TERMS OF TRANSFER

Cash.

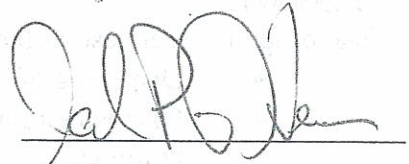
JUSTIFICATION

The property is included in the 2013-2015 Biennium Trust Land Transfer Program. Approval and funding for the transfer is authorized by Washington Laws of 2013, Ch. 19, Section 3231 and RCW 79.17.200.

COMMENTS

The entire 77.56 acres will transfer by quitclaim deed. Mineral rights are not included in the exchange and will be retained by their existing trust ownership. The 1.84 acre realty trespass in the southeast corner will be resolved by King County after the TLT transfer is complete. Future use of the property will be dedicated to fish and wildlife habitat, open space, or recreation purposes.

Division Manager



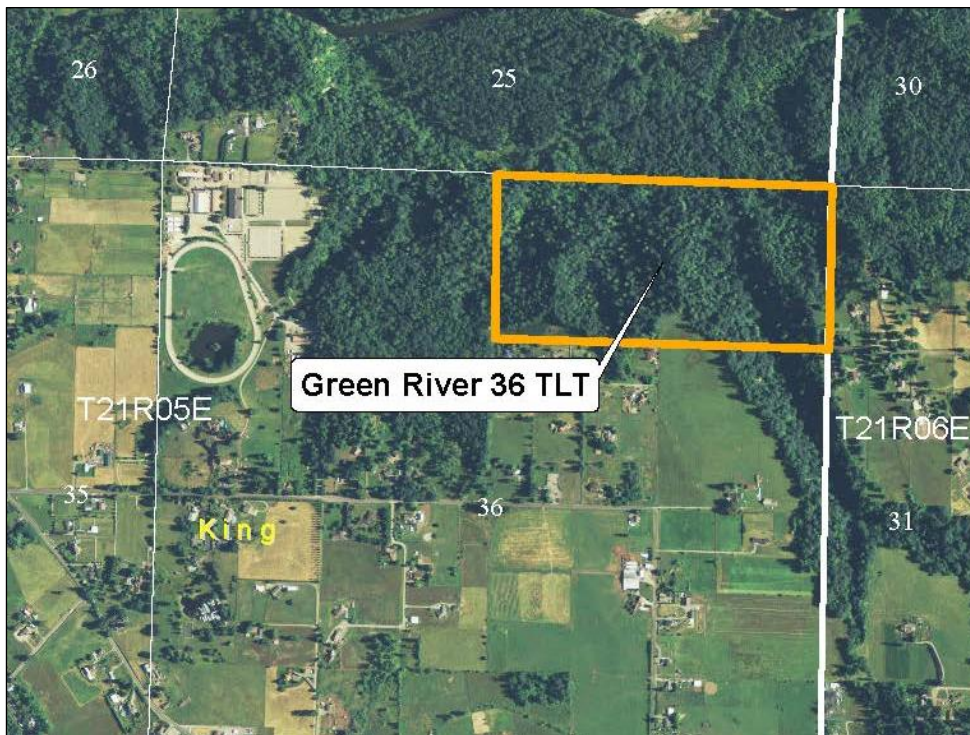
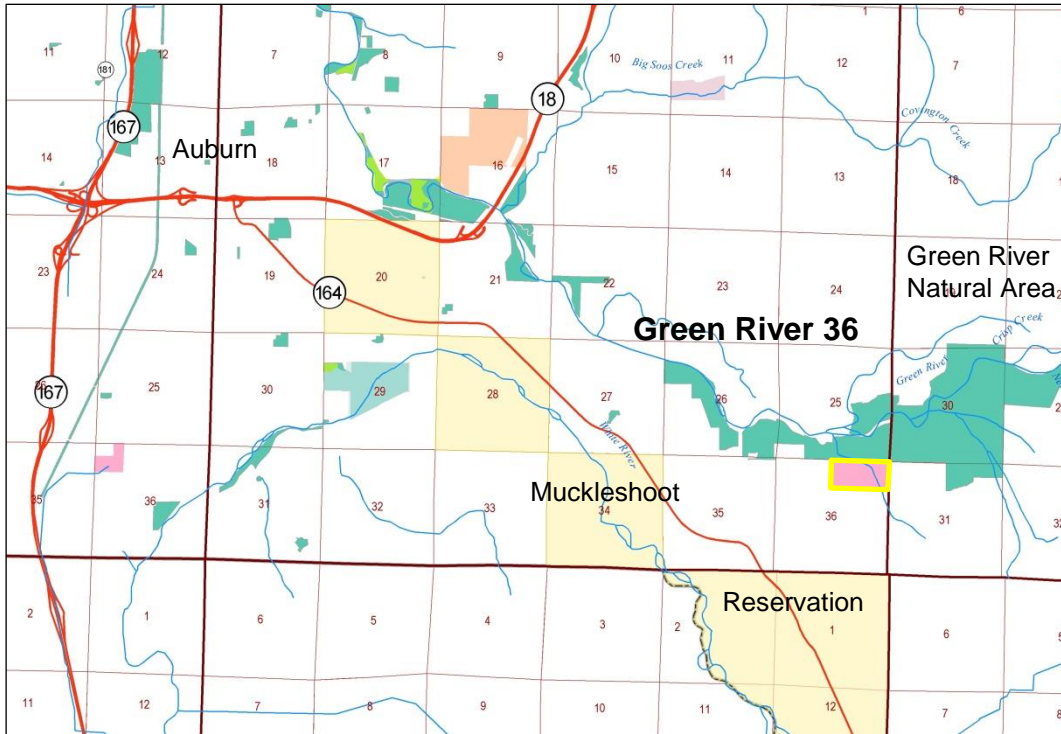
Deputy Supervisor
for State Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

GREEN RIVER 36 TRUST LAND TRANSFER 02-090365



Within Section 36, Township 21 North, Range 05 East, W.M., King County

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

RESOLUTION NO. 1435

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by Washington Laws of 2013, Ch. 19, Section 3231 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-090365.

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

SECTION 1. The State of Washington, acting by and through the Department of Natural Resources, has title to and holds in trust under the provisions of Title 79 RCW the Common School Trust property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The real property described in Exhibit A and known as Green River 36 is among the properties identified for transfer in Washington Laws of 2013, Ch. 19, Section 3231.

SECTION 3. The Board of Natural Resources finds that it is in the best interest of the Common School Trust to transfer the real property described in Exhibit A to King County.

SECTION 4. The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$540,000.

SECTION 5. Should the transfer authorized by this resolution be consummated, the State of Washington, Department of Natural Resources shall:

- A. Upon receiving payment for the value stated in SECTION 4 above, issue a quitclaim deed that transfers the ownership of the property described in Exhibit A to King County. Use shall be restricted for fish and wildlife habitat, open space, or recreation purposes on the property described in Exhibit B. All oils, gases, coals, ores, minerals, and fossils will be reserved in their existing trust ownership as provided under RCW 79.11.210 and easement rights reserved as provided under RCW 79.36.370; and
- B. Disburse the proceeds of the transfer as follows:
 - 1. Deposit the timber value of \$390,000 into the Common School Construction Account; and

2. Deposit the land value of \$150,000 into the Real Property Replacement Account and hold said funds, together with accrued interest, for the purpose of acquiring desirable replacement property for the Common School Trust in future purchases to be approved by the Board.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 2014.

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 9th

day of Sep, 2014.

Michael Polking
Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION – PROPERTY TRANSFER

The N1/2 of the NE1/4 of Section 36, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, according to U.S. Government subdivision procedures.

Dennis J. Gelvin, PLS 21674
Land Description & R/W Specialist
State Land Survey Unit
Engineering Division
PO Box 47060
Olympia, WA 98504-7060

Dated 9/20/2013

EXHIBIT B

LEGAL DESCRIPTION – DEED ENCUMBRANCE

The N1/2 of the NE1/4 of Section 36, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, according to U.S. Government subdivision procedures,

EXCEPT FOR

The South 390 feet of the East 205 feet of the North half of the Northeast Quarter of Section 36, Township 21 North, Range 5 East, W.M., King County, Washington. According to U.S. Government subdivision procedures.

Rynea L. Edwards, PLS 45158
Land Description & R/W Specialist
State Land Survey Unit
PO Box 47030
Olympia, WA 98504-7030

Dated 9/3/2014