



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

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

## WEST POULSBO TRUST LAND TRANSFER 2013-2015

### PROPOSAL

The Department of Natural Resources proposes to transfer 186.32 acres, more or less, of Common School Trust property located in Kitsap County to Kitsap 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.

### GENERAL LOCATION

The property is located approximately 3 miles northwest of Poulsbo within Section 16, Township 26 North, Range 1 East, W.M., in South Puget Sound Region.

### ENCUMBRANCES

The property is encumbered by one road easement.

**IMPROVEMENTS** None

**PRESENT INCOME** None.

### MARKET VALUE

Timber (250 Mbf )	\$ 122,000
Land & Reprod.	<u>\$1,348,000</u>
TOTAL	\$1,470,000

### 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 Section 3231, Ch. 19, Washington Laws of 2013, and RCW 79.17.200.

**COMMENTS**

Transfer will be by quitclaim deed. Mineral rights will be retained in their existing trust ownership. As specified by legislation, permitted use will be restricted to fish and wildlife habitat, open space, or recreation purposes.

Division Manager



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Deputy Supervisor  
for State Uplands



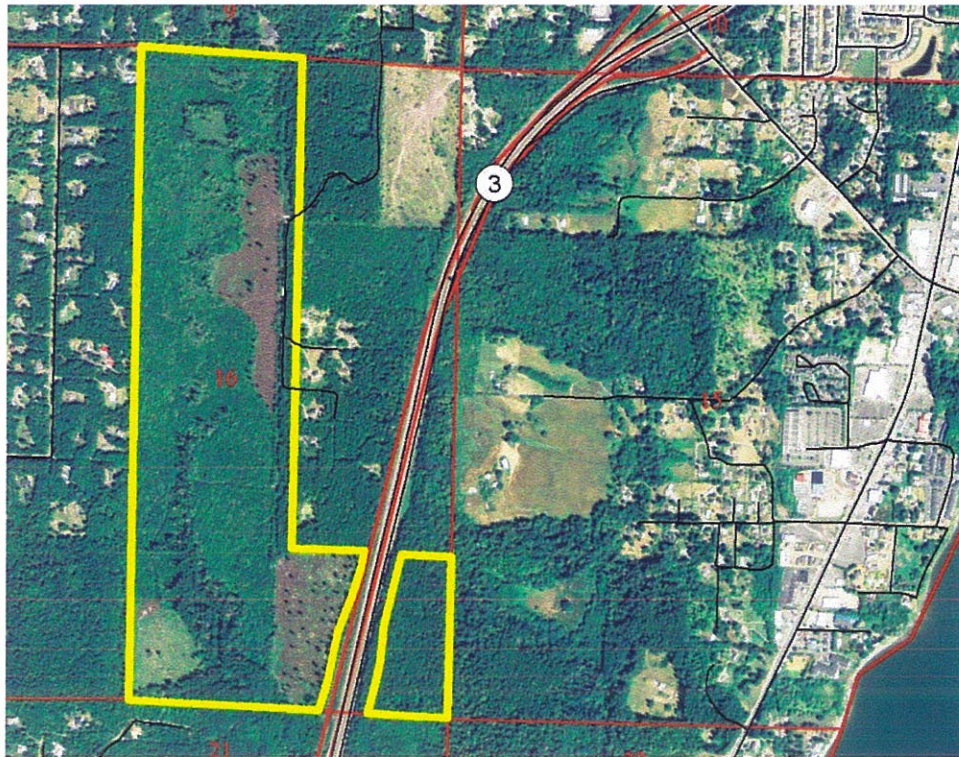
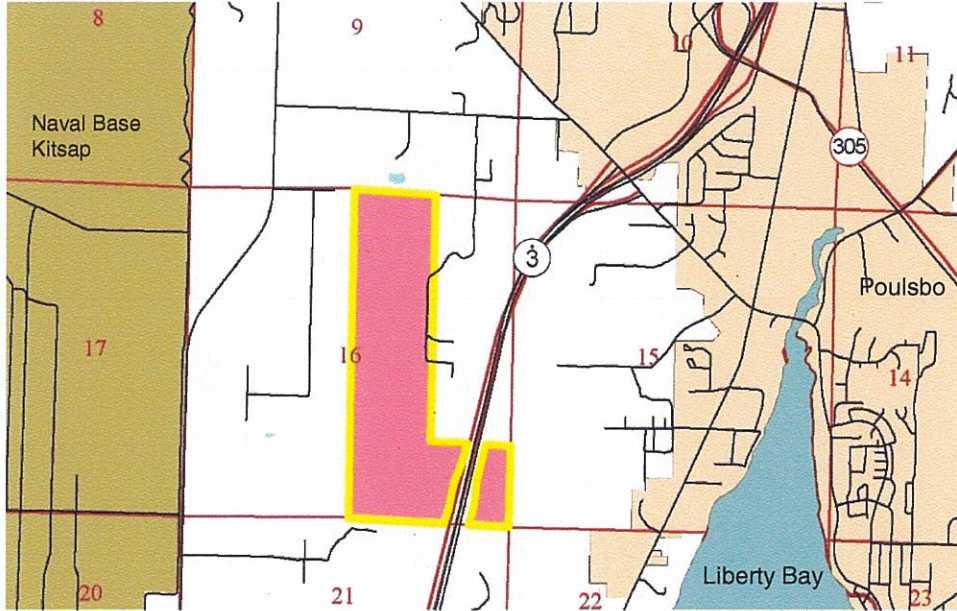
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Date of Board Approval

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

**WEST POULSBO TRUST LAND TRANSFER 02-090371**



Within Portions of Section 16, Township 26 North, Range 1 East, W.M., Kitsap County

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

**RESOLUTION NO. \_\_\_\_\_**

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by Section 3231, Ch. 19, Washington Laws of 2013 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-090361.

**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 West Poulsbo is among the properties identified for transfer in Section 3231, Ch. 19, Washington Laws of 2013.

**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 Kitsap County.

**SECTION 4.** The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$1,470,000.

**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 Kitsap 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 \$122,000 into the Common School Construction Account; and

2. Deposit the land value of \$1,348,000 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 \_\_\_\_\_, 2015.

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

**PETER GOLDMARK**

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Commissioner of Public Lands

Approved as to form this 9

day of Feb, 2015.

  
Assistant Attorney General

**EXHIBIT A**

**LEGAL DESCRIPTION – PROPERTY TRANSFER**

The W1/2 of the E1/2 and the SE 1/4 of the SE 1/4 of Section 16, Township 26 North, Range 1 East, W.M., excepting therefrom State Route Number 3, all as shown on the Record of Survey recorded September 6, 2000 in Volume 54, Page 73, under Auditor's File Number 200009060072, Records of Kitsap County, Washington.

Dennis J. Gelvin, PLS 21674  
Land Description & R/W Specialist  
State Land Survey Unit  
PO Box 47030  
Olympia, WA 98504-7030

Dated: Nov. 13, 2013

**EXHIBIT B**

**LEGAL DESCRIPTION – DEED ENCUMBRANCE**

The W1/2 of the E1/2 and the SE 1/4 of the SE 1/4 of Section 16, Township 26 North, Range 1 East, W.M., excepting therefrom State Route Number 3, all as shown on the Record of Survey recorded September 6, 2000 in Volume 54, Page 73, under Auditor's File Number 200009060072, Records of Kitsap County, Washington.,

ALSO excepting therefrom a portion of the SE 1/4 of the SE1/4 of Section 16, Township 26 North, Range 1 East, W.M., lying southeasterly of the following described line:

Beginning at a point on the south line of said subdivision which bears North 86°36'50" West 84.83 feet from the Southeast corner thereof, said basis of bearing for said south line per said Record of Survey filed in Volume 54, Page 73 all bearings relative thereto; thence North 47°06'00" East 117.24 feet to the east line of said subdivision and the terminus of said line description said point bears N00°48'50" East 84.83 feet from said Southeast corner.

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

Dated: 2/2/2015