



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

HILARY S. FRANZ
COMMISSIONER OF PUBLIC LANDS

CULTUS ACQUISITION

PROPOSAL

The Department of Natural Resources proposes to purchase 826.30 acres, more or less, of real property located in Skagit County and owned by Weyerhaeuser Columbia Timberlands, LLC, a Delaware limited liability corporation, successor by merger to Longview Timberlands, LLC. The purpose of this purchase is to replace Common School Trust timber previously deferred from harvest and acquire land that is productive, working forest land. The purchase is authorized by RCW 79.17.210 and/or RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Special Session.

BENEFITS

The Common School Trust will acquire property that has income production potential. The purchase will also block up trust lands and remove private land inholdings.

GENERAL LOCATION

The property is approximately eight miles southeast of Sedro-Woolley and eight miles east of Mount Vernon and is within Sections 27, 34 and 35, Township 34 North, Range 5 East, W.M., in Northwest Region.

VALUATION

Purchase price is \$1,850,000.

COMMENTS

Conveyance of title will be by Bargain & Sale Deed and title insurance in the amount of the purchase price and will be provided by the seller. Minerals will be acquired except for those minerals that were reserved by prior owners. State will pay any compensating tax that may come due.

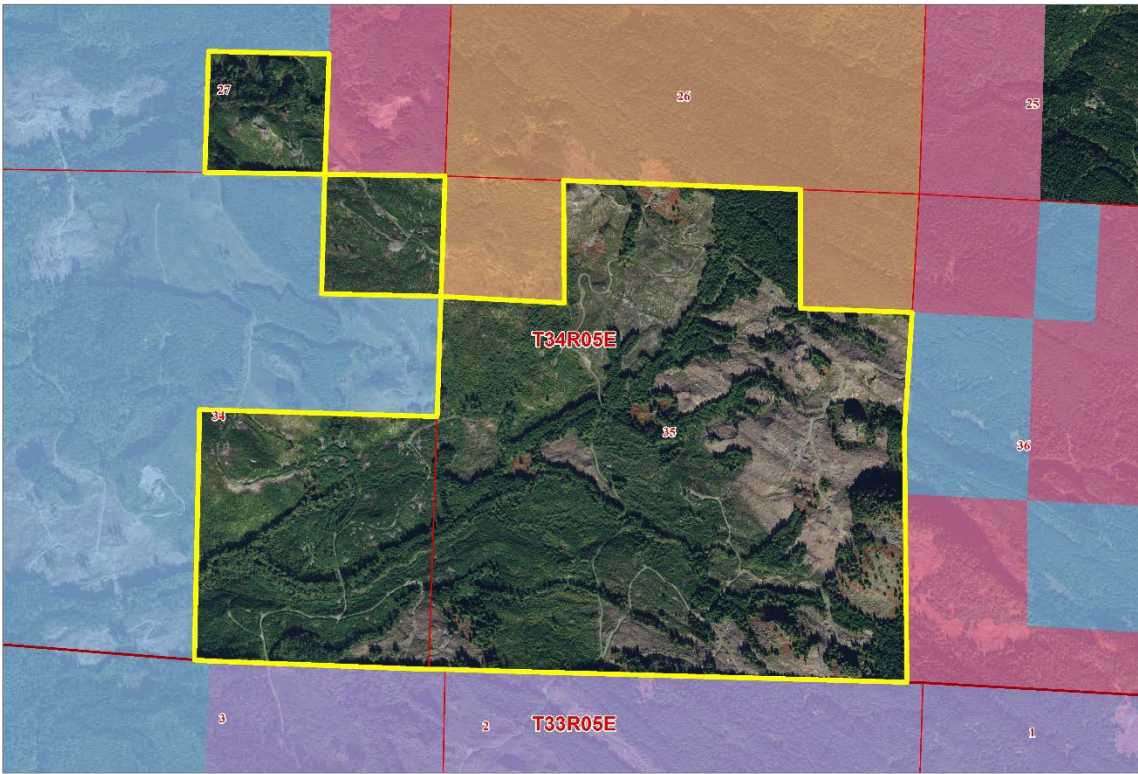
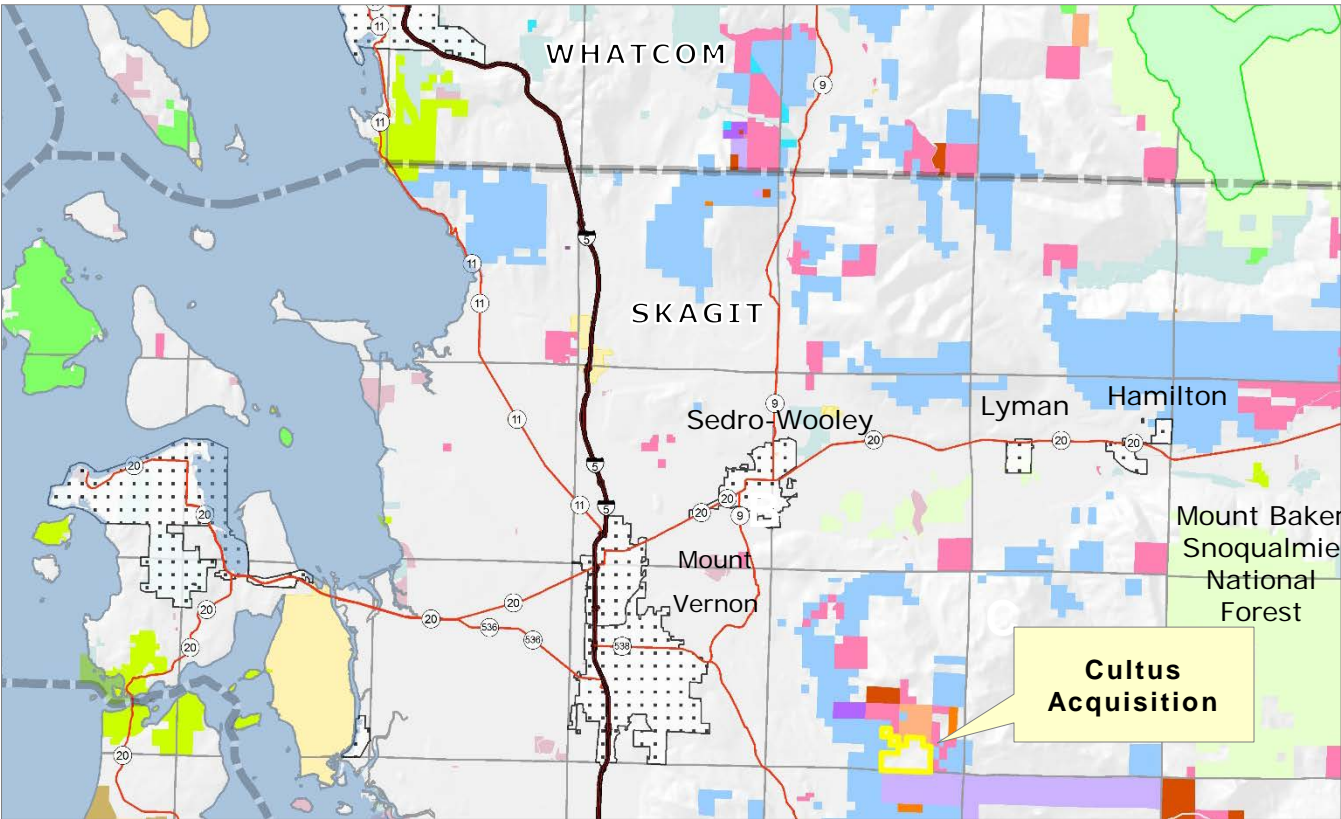
Division Manager

Deputy Supervisor
for State Uplands

Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

CULTUS ACQUISITION 08-094576



The property includes portions of Sections 27, 34 and 35, Township 34 North, Range 5 East, W.M., Skagit County.

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

RESOLUTION NO. 1505

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from Weyerhaeuser Columbia Timberlands, LLC, a Delaware limited liability corporation, successor by merger to Longview Timberlands, LLC (hereinafter referred to as "Seller", as authorized by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Special Session, under Department of Natural Resources Purchase File No. 08-094576.

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

SECTION 1. Seller is the owner 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 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Special Session. 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. Seller will convey the property to the State of Washington by bargain and sale 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 \$1,850,000 from the Real Property Replacement Account and/or the Land Bank Replacement Account for acquisition of the replacement trust property described in Exhibit A and for payment of compensating taxes 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 _____, 2017.

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

HILARY S. FRANZ
Commissioner of Public Lands

Approved as to form this _____^{13th}
day of April, 2017.
Clark Thompson
Assistant Attorney General

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

EXHIBIT A

LEGAL DESCRIPTION

(P30415)

The Southwest quarter of the Southeast quarter of Section 27, Township 34 North, Range 5 East, W.M.; Situated in Skagit County, Washington.

(P30622, P30624)

The Northeast quarter of the Northeast quarter; the North half of the Southeast quarter; and Government Lots 6 and 7, Section 34, Township 34 North, Range 5 East, W.M.; Situated in Skagit County, Washington.

(P30627)

All of Section 35;

EXCEPT therefrom, the Northeast quarter of the Northeast quarter and the Northwest quarter of the Northwest quarter, Township 34 North, Range 5 East, W.M.;

Being a portion of the premises conveyed to Grantor by Deed dated December 19, 1990, recorded in the office of the Auditor for the County of Skagit, State of Washington, under Auditor's File No. 9101150014, Volume 952, Page 362. Situated in Skagit County, Washington

Rynea L. Edwards, CfedS, PLS 45158
Land Description & R/W Specialist
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PO Box 47030
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Dated Oct. 3, 2016