



WASHINGTON STATE DEPARTMENT OF
Natural Resources

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

STAVIS INTER-TRUST EXCHANGE 2013-2015

PROPOSAL

The Department of Natural Resources proposes to exchange 552.44 acres, more or less, of State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEPRI Trust property in Kitsap County for 602.93 acres, more or less, of Common School Trust property in Kitsap County.

PURPOSE

The purpose of the exchange is to designate the State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEPRI Trust land as Common School Trust so that the newly designated Common School Trust land can be included in a proposal to be transferred to the Stavis Natural Resource Conservation Area (NRCA).

BENEFITS

- Trust assets are consolidated and blocked up for more efficient management.
- Common School Trust is repositioned for direct transfer at market value.
- State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEPRI Trust are repositioned to land that can be managed for timber revenue.
- Facilitates the direct transfer of property as authorized by Trust Land Transfer Legislation.

PUBLIC HEARING

A public hearing was held in Seabeck on September 3, 2014. A summary of the testimony will be presented to the Board of Natural Resources.

GENERAL LOCATION

The Common School Trust properties are approximately 7 miles south of Seabeck and are within Sections 15, 16, 17, 21, Township 24 North, Range 1 West, W.M. in South Puget Sound Region.

The State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEPRI Trust properties are approximately 5 miles south of Seabeck and are within Sections 30 and 31, Township 25 North, Range 1 West, W.M., and Sections 2 and 12, Township 24 North, Range 2 West, W.M., in South Puget Sound Region.

STAVIS INTER-TRUST EXCHANGE VALUATION SUMMARY

Acres and Value by Trust

Trust Property	Acres	Timber in Mbf	Timber Value	Land Value	Total Value
Appraised values for Common School Trust property in S. 15, 16, 21, T24N, R1W	531.86	9,280	\$3,291,000	\$1,484,000	\$4,775,000
Appraised values for State Forest Land Trust property in S. 30 & 31, T25N, R1W	501.89	4,342	\$1,960,000	\$2,768,000	\$4,728,000
Value changes in State Forest Land Trust +/-	+29.97	+4,938	+\$1,331,000	-\$1,284,000	+\$47,000

Trust Property	Acres	Timber in Mbf	Timber Value	Land Value	Total Value
Appraised values for Common School Trust property in S.17, T24N, R1W	41.40	389	\$173,000	\$102,000	\$275,000
Appraised values for Scientific School Trust property in S. 2, T24N, R2W	20.55	0	\$0	\$273,000	\$273,000
Value changes in Scientific School Trust +/-	+20.85	+389	+\$173,000	-\$171,000	+\$2,000

Trust Property	Acres	Timber in Mbf	Timber Value	Land Value	Total Value
Appraised values for Common School Trust property in S.16, T24N, R1W	19.81	269	\$120,000	\$51,000	\$171,000
Appraised values for Capitol Building Trust property in S. 12, T2N, R2W	20.00	0	\$0	\$172,000	\$172,000
Value changes in Capitol Building Trust +/-	-0.19	+269	+\$120,000	-\$121,000	-\$1,000

Trust Property	Acres	Timber in Mbf	Timber Value	Land Value	Total Value
Appraised values for Common School Trust property in S.17, T24N, R1W	9.86	247	\$109,000	\$24,000	\$133,000
Appraised values for CEPRI Trust property in S. 12, T24N, R2W	10.00	0	\$0	\$132,000	\$132,000
Value changes in CEPRI Trust +/-	-0.14	+247	+\$109,000	-\$108,000	+\$1,000

COMMENTS

Mineral Rights are not included in the exchange and will be retained by their existing trust ownerships. Property will be reserved as Permit Lands as defined in the Department's Habitat Conservation Plan.

Division Manager

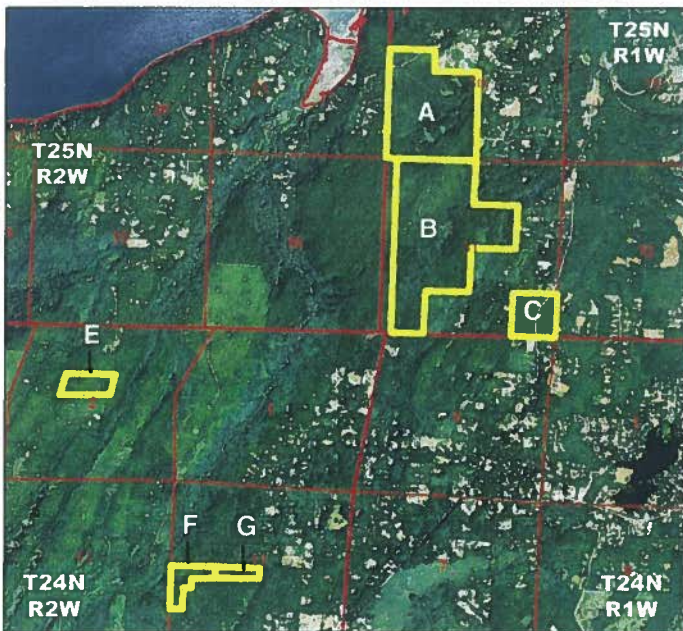
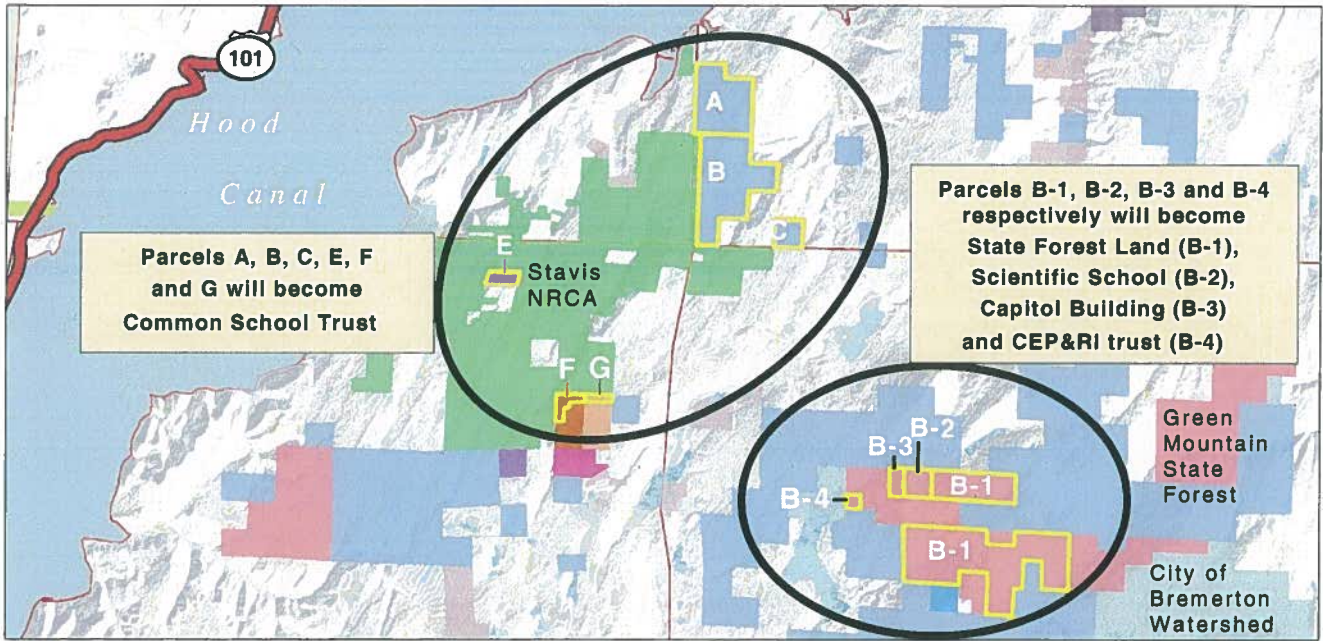
Deputy Supervisor for
State Uplands

Date of Board Approval

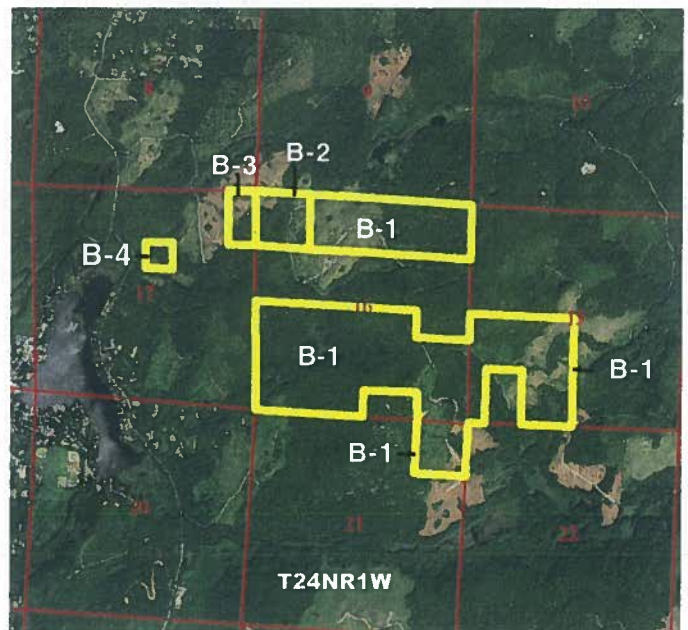
Jed P. [Signature] 4/20/15
Nyle Blinn

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

STAVIS INTER-TRUST EXCHANGE 86-090899



As shown above, State Forest Land Trust Parcels A, B and C in Sections 30 and 31, T25N, R1W, W.M., will become Common School Trust. Scientific School Trust Parcel E, Capitol Building Trust Parcel F and Charitable, Educational, Penal & Reformatory Institutions (CEP&RI) Trust Parcel G in Sections 2 and 12, T24N, R2W, W.M. will also become Common School Trust.



As shown above, Common School Trust Parcel B-1 in Sections 15, 16 and 21, T24N, R1W, W.M., will become State Forest Land Trust. Common School Trust Parcel B-2 in Section 16, T24N, R1W will become Scientific School Trust. Common School Trust Parcel B-3 in Section 17, T24N, R1W will become Capitol Building Trust. Common School Trust Parcel B-4 in Section 17, T24N, R1W will become CEP&RI Trust.

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the exchange of real property, known as the Stavis Inter-Trust Exchange transaction, and the reclassification of State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEP&RI Trust lands to Common School Trust property as authorized by RCW 79.17.010-.070 under Department of Natural Resources Exchange File No. 86-090899.

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

SECTION 1. The State of Washington, Department of Natural Resources, has title to and holds in trust under the provisions of Title 79 RCW the State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEP&RI Trust property described in Exhibits A-1, A-2, A-3 and A-4 attached hereto which by this reference is made a part hereof.

SECTION 2. The State of Washington, 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 Exhibits B-1, B-2, B-3 and B-4 attached hereto which by this reference is made a part hereof.

SECTION 3. The Board of Natural Resources finds that the exchange of the State Forest Land Trust, Scientific School Trust, Capitol Building Trust and CEP&RI Trust property described in Exhibits A-1, A-2, A-3 and A-4 for the Common School Trust property described in Exhibits B-1, B-2, B-3 and B-4 is authorized by RCW 79.17.010-.070 and will result in the consolidation and blocking up of State lands and State Forest lands, will facilitate the management thereof, and the marketing of forest products therefrom.

The Board also finds that the real property described in Exhibit A-1 is equal in value to the real property described in Exhibit B-1. The Board also finds that the real property described in Exhibit A-2 is equal in value to the real property described in Exhibit B-2. The Board also finds that the real property described in Exhibit A-3 is equal in value to the real property described in Exhibit B-3. The Board also finds that the real property described in Exhibit A-4 is equal in value to the real property described in Exhibit B-4. The Board further finds that this exchange is in the best interest of the trusts for which the land is held.

SECTION 4. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments as are necessary or proper to complete an exchange of the above referenced property.

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

- A. Transfer the real property described in Exhibit A-1, A-2, A-3 and A-4 to the status of Common School Trust property to be administered and provided for under the laws of the State of Washington;
- B. Transfer the real property described in Exhibit B-1 to the status of State Forest Land Trust property to be held and administered as provided for under the laws of the State of Washington.
- C. Transfer the real property described in Exhibit B-2 to the status of Scientific School Trust property to be held and administered as provided for under the laws of the State of Washington.
- D. Transfer the real property described in Exhibit B-3 to the status of Capitol Building Trust property to be held and administered as provided for under the laws of the State of Washington.
- E. Transfer the real property described in Exhibit B-4 to the status of CEP&RI Trust property to be held and administered as provided for under the laws of the State of Washington.
- F. All oils, gases, coals, ores, minerals and fossils, are not included in this exchange and will be retained by their existing trust ownerships, as provided under RCW 79.11.210.

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
Commissioner of Public Lands

Approved as to form this 17
day of April, 2015.

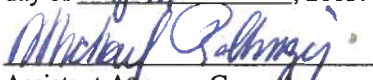

Assistant Attorney General

EXHIBIT A-1

LEGAL DESCRIPTION

State Forest Land Trust to Common School Trust

The following describes the States Forest Land Trust property to be exchanged to Common School Trust property:

Parcel A

The South Half of the Southwest Quarter of the Northwest Quarter and the Southwest Quarter of Section 30, Township 25 North, Range 1 West, W.M., Kitsap County, Washington.

Parcel B

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter and the North half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 31, Township 25 North, Range 1 West, W.M., Kitsap County Washington. EXCEPT Parcel 2 as described by Washington Department of Natural Resources Department Order 98 014, dated July 22, 1998 Filed under Land Transfer No. 02-55854 with the office of the Commissioner of Public Lands, Olympia, Washington.

Parcel C

The Southeast Quarter of the Southeast Quarter of Section 31, Township 25 North, Range 1 West, W.M., Kitsap County, Washington.

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

Parcels A-C; Dated 12-30-2015

EXHIBIT A-2

LEGAL DESCRIPTION

Scientific School Trust to Common School Trust

The following describes the Scientific School Trust property to be exchanged to Common School Trust property:

Parcel E

The S1/2 of the SE1/4 of the NW1/4 of Section 2, Township 24 North, Range 2 West, Willamette Meridian, Kitsap County, Washington, according to U.S. Government subdivision procedures.

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

Parcel E; Dated 12-30-2015

EXHIBIT A-3

LEGAL DESCRIPTION

Capitol Building Trust to Common School Trust

The following describes the Capitol Building Trust property to be exchanged to Common School Trust property:

Parcel F

The N1/2 of the NE1/4 of the NW1/4 of the SW1/4, NW1/4 of the NW1/4 of the SW1/4 and the W1/2 of the SW1/4 of the NW1/4 of the SW1/4 of Section 12, Township 24 North, Range 2 West, Willamette Meridian, Kitsap County, Washington, according to U.S. Government subdivision procedures.

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

Parcel F; Dated 12-30-2015

EXHIBIT A-4

LEGAL DESCRIPTION

CEP&RI Trust to Common School Trust

The following describes the CEP&RI Trust property to be exchanged to Common School Trust property:

Parcel G

The N1/2 of the N1/2 of the NE1/4 of the SW1/4 of Section 12, Township 24 North, Range 2 West, Willamette Meridian, Kitsap County, Washington. According to U.S. Government subdivision procedures.

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

Parcel G; Dated 12-30-2015

EXHIBIT B-1

LEGAL DESCRIPTION

Common School Trust to State Forest Land Trust

The following describes the Common School Trust property to be exchanged to State Forest Land Trust property:

The NE1/4 of the NE1/4, the NW1/4 of the NE1/4, the NE1/4 of the NW1/4, the SW1/4, the N1/2 of the SW1/4 of the SE1/4, the S1/2 of the NE1/4 of the SE1/4, the NW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 16, Township 24 North, Range 1 West, W.M., Kitsap County, Washington, according to the U.S. subdivision procedures.

TOGETHER WITH

The SW1/4 of Section 15, Township 24 North, Range 1 West, W.M., Kitsap County, Washington. Except the East 887 feet of the SW1/4 of the SW1/4 of Section 15, Township 24 North, Range 1 West, W.M., Kitsap County, Washington

TOGETHER WITH

The NE1/4 of the NE1/4 of Section 21, Township 24 North, Range 1 West, W.M. Kitsap County, Washington.

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

Dated April 8, 2015

EXHIBIT B-2

LEGAL DESCRIPTION

Common School Trust to Scientific School Trust

The following describes the Common School Trust property to be exchanged to Scientific School Trust property:

The NW1/4 of the NW1/4 of Section 16, Township 24 North, Range 1 West, W.M. Kitsap County, Washington, according to the U.S. subdivision procedures.

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

Dated March 17, 2015

EXHIBIT B-3

LEGAL DESCRIPTION

Common School Trust to Capitol Building Trust

The following describes the Common School Trust property to be exchanged to Capitol Building Trust property:

The E1/2 of the NE1/4 of the NE1/4 of Section 17, Township 24 North, Range 1 West, W.M., Kitsap County, Washington, according to the U.S. subdivision procedures. Excepting therefrom the South 40.00 feet.

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

Dated March 17, 2015

EXHIBIT B-4

LEGAL DESCRIPTION

Common School Trust to CEP&RI Trust

The following describes the Common School Trust property to be exchanged to CEP&RI Trust property:

The NW1/4 of the SW1/4 of the NE1/4 of Section 17, Township 24 North, Range 1 West, W.M., Kitsap County, Washington, according to the U.S. subdivision procedures.

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

Dated March 17, 2015