



WASHINGTON STATE DEPARTMENT OF
Natural Resources

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

WALLULA REPLACEMENT PURCHASE

PROPOSAL The Department of Natural Resources proposes to purchase 68 acres, more or less, of real property located in Walla Walla County and owned by Vincent L. Pierce. The purpose of this purchase is to replace Common School Trust property previously transferred out of state ownership and acquire land that is productive, agricultural land. The purchase is authorized by RCW 79.17.210 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 acquires property that will provide annual revenue for the trust beneficiary by adding land and valuable water rights to the trust's asset base.

GENERAL LOCATION The property is approximately 17 miles southeast of Pasco, approximately 24 miles west of Walla Walla, and is within Sections 19 and 30, Township 7 North, Range 32 East, W.M., in Southeast Region.

VALUATION Purchase price is \$823,000.

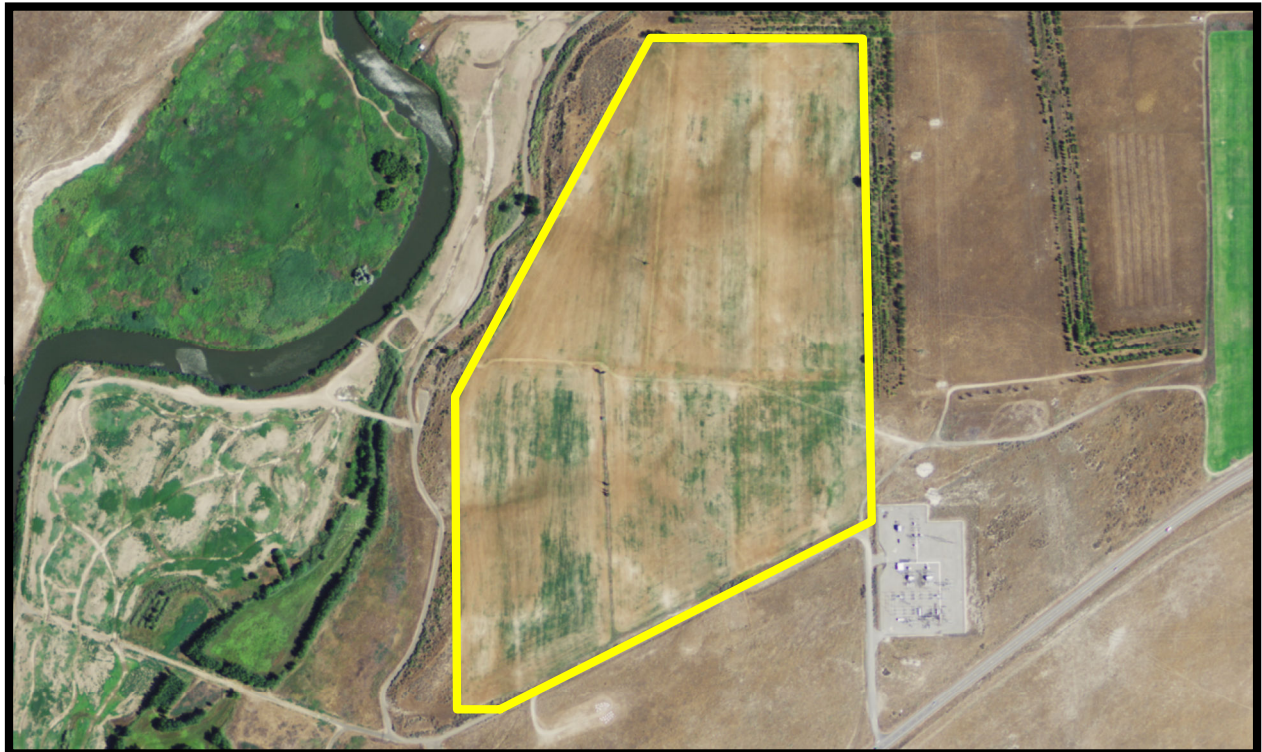
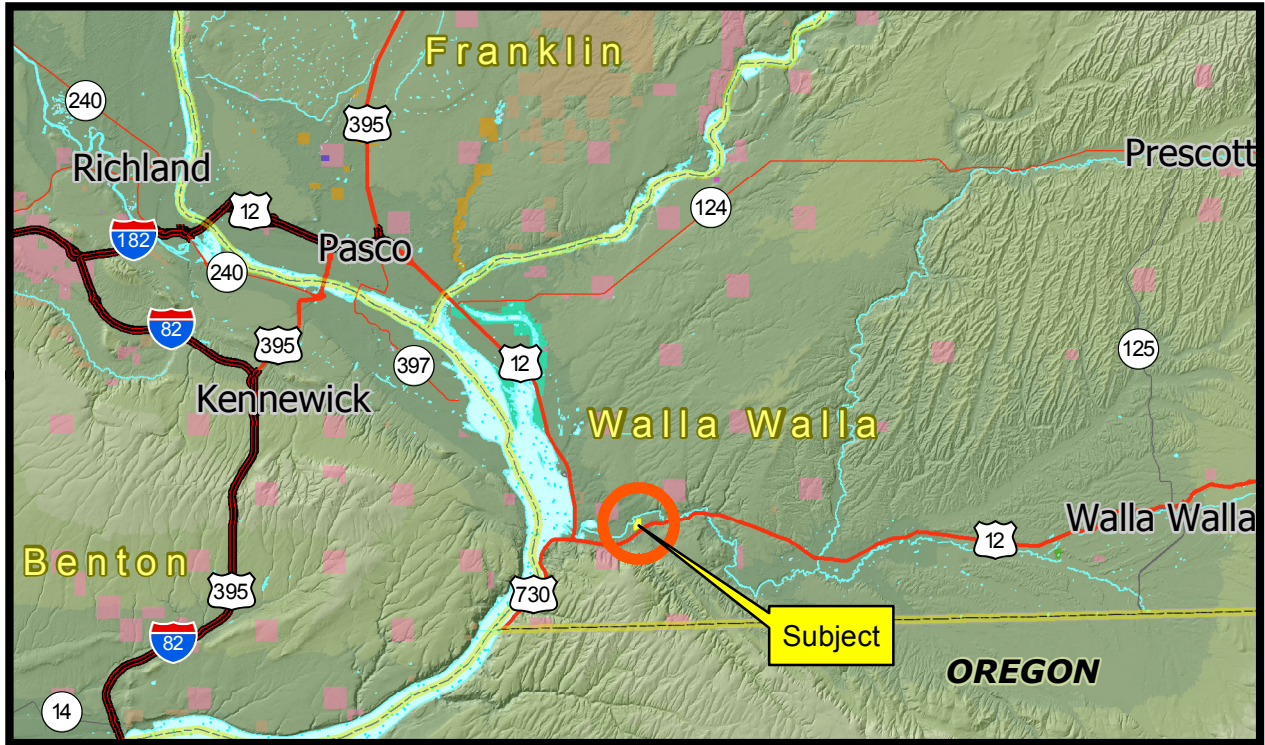
COMMENTS The property will be conveyed subject to a four-year lease. Conveyance of title will be by Statutory Warranty Deed and title insurance will be provided by the seller. Minerals not previously reserved will be conveyed.

Division Manager _____

Deputy Supervisor for Uplands _____

Date of Board Approval _____

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
WALLULA ACQUISITION



Within Sections 19 & 30, Township 7 North, Range 32 East, W.M.,
Walla Walla 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 (the "Department") from Vincent L. Pierce, as authorized by RCW 79.17.210 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. 08-091957.

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

SECTION 1. Vincent L. Pierce 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 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. The land will be accepted subject to a lease, which has satisfactory terms to the Department.

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. Vincent L. Pierce will convey his property to the State of Washington by statutory warranty deed and will furnish, at his expense, a policy of owner's standard title insurance in the full amount of the purchase price.
- B. The Department is authorized to disburse \$823,000 from the Real Property Replacement Account for acquisition of the replacement trust property described in Exhibit A and 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 _____, 2014.

Assistant Attorney General

EXHIBIT A

**DEPARTMENT OF NATURAL RESOURCES
PURCHASE NO. 08-091957**

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 North, of Range 32 East of the Willamette Meridian, thence South along the East line of Sections 19 and 30 to a point in the center of the County Road formerly known as Inland Empire Highway; thence South 63°25' West along Road 1,574 feet; thence South 89°26' West to a point in a line drawn parallel to and distant 1,570 feet West of the East line of Section 30; thence North along said parallel line to a point in the North line of said Section 30; thence Northeasterly to a point in the North line of said Southeast Quarter of the Southeast Quarter of said Section 19, said point being 800 feet Westerly from the Northeast corner of said subdivision; thence East 800 feet to THE POINT OF BEGINNING.

Together with an easement for right of way pipeline as described under Auditor's File Number 499034 in Volume 329, Page 524 records of Walla Walla County, Washington.

Also together with surface water right Certificate No. 22, Page 10783 dated January 19, 1968.

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