



WASHINGTON STATE DEPARTMENT OF
Natural Resources
 Peter Goldmark - Commissioner of Public Lands
 Kyle Blum - Deputy Supervisor for State Uplands

MOX CHEHALIS REPLACEMENT PURCHASE

PROPOSAL

The Department of Natural Resources proposes to purchase 278.74 +/- acres, more or less, of real property owned by RNT Properties LLC., a Washington limited liability company, and located in Grays Harbor County. The purpose of this purchase is to replace Common School Trust property previously transferred and acquire land that is productive, working forest land. The purchase is authorized by RCW 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. Session.

BENEFITS

The Common School Trust will acquire property that has income production potential and which is now an edge holding on the western portion of Capitol State Forest.

GENERAL LOCATION

The property is approximately 16 miles west of Olympia and four miles southwest of McCleary and is within Section 3, Township 17 North, Range 5 West, W.M., in South Puget Sound Region.

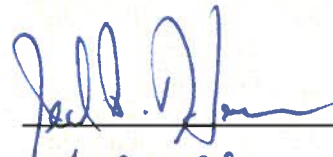
VALUATION

Purchase price is \$424,900. The Department will receive \$16,500 at closing to cover reforestation costs.

COMMENTS

Conveyance of title will be by Statutory Warranty Deed, and title insurance will be provided by the seller. Minerals not previously reserved will be acquired.

Division Manager



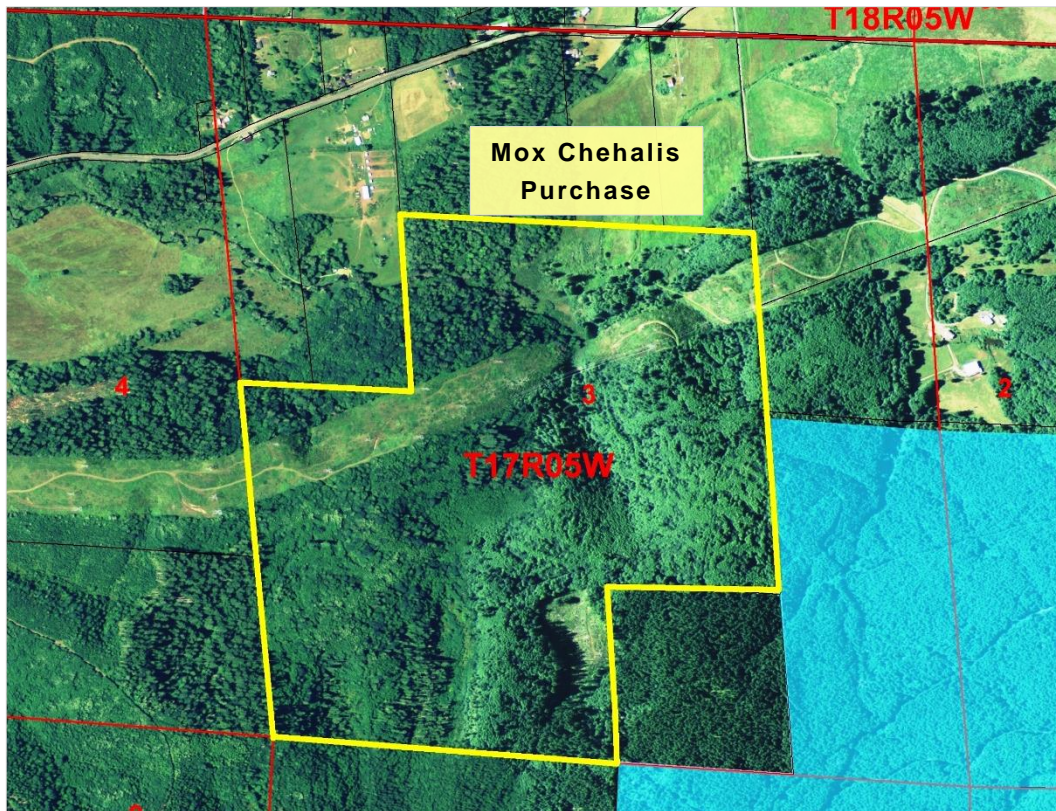
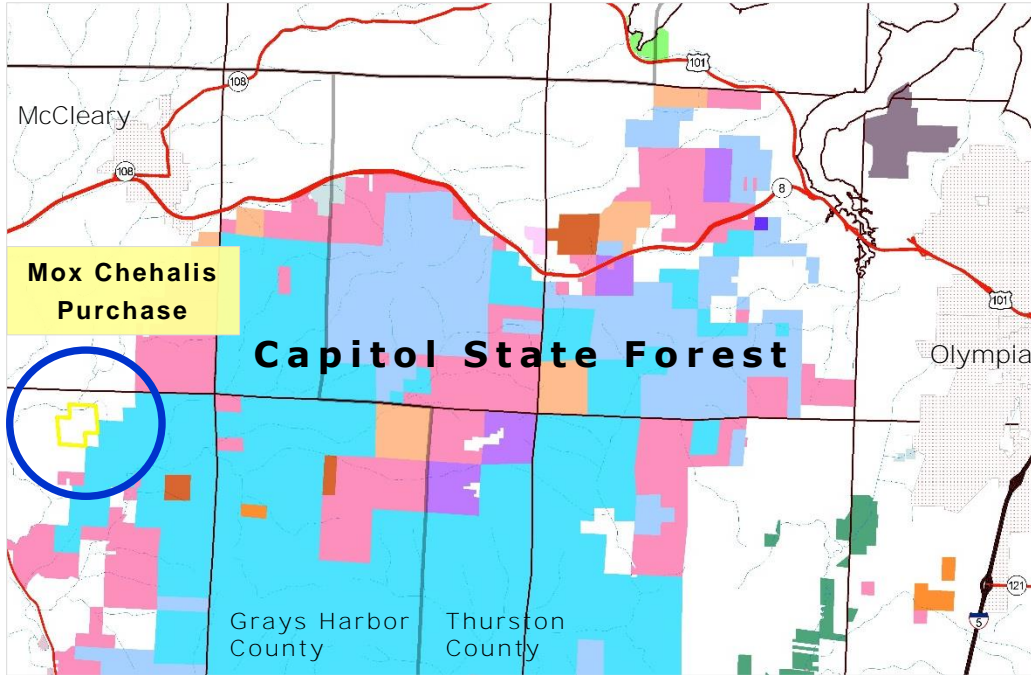
Deputy Supervisor
 for State Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

MOX CHEHALIS PURCHASE



Within Portions of Section 3, Township 17 North, Range 5 West, W.M., Thurston County

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

RESOLUTION NO. 1478

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from RNT Properties LLC., a Washington limited liability company, as authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. Session, under Department of Natural Resources Purchase File No. 08-093172.

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

SECTION 1. RNT Properties LLC., a Washington limited liability company, 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 RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. 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. RNT Properties LLC., a Washington limited liability company, will convey its property to the State of Washington by statutory warranty 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 \$424,900 from the Real Property Replacement Account for acquisition of the replacement trust property described in Exhibit A as required by the Purchase and Sale Agreement. The Department will receive \$16,500 at closing to cover reforestation costs.

- 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 _____, 2016.

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 22nd

day of JANUARY, 2016.



Assistant Attorney General

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

**EXHIBIT A
LEGAL DESCRIPTION**

**MOX CHEHALIS PURCHASE
Grays Harbor County**

PARCEL A:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
ALL IN SECTION 3, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN;
SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

PARCEL B:

TOGETHER WITH A 60.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING
OVER, UNDER, UPON AND ACROSS THAT PORTION OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 5 WEST, W.M., GRAYS
HARBOR, WASHINGTON, LYING 30.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE N88°24'11" W
ALONG THE NORTH LINE THEREOF 465.67 FEET TO THE TRUE POINT OF BEGINNING OF SAID
CENTERLINE; THENCE S09°11'11"E A DISTANCE OF 256.11 FEET TO A CURVE TO THE RIGHT
WHOSE RADIUS POINT BEARS S80°48'49"W A DISTANCE OF 550.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°39'18" AN ARC
DISTANCE OF 169.48 FEET; THENCE S08°28'07"W A DISTANCE OF 380.45 FEET TO A CURVE TO
THE RIGHT WHOSE RADIUS POINT BEARS N81°31'53"W A DISTANCE OF 75.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°43'06" AN ARC
DISTANCE OF 74.24 FEET; THENCE S65°11'13"W A DISTANCE OF 83.00 FEET TO A CURVE TO
THE LEFT WHOSE RADIUS POINT BEARS S24°48'47"E A DISTANCE OF 115.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'22" AN ARC
DISTANCE OF 114.62 FEET; THENCE S08°04'52"W A DISTANCE OF 424.93 FEET TO THE SOUTH
LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID CENTERLINE.

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

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

Dated: 11/10/2015