



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

PETER GOLDMARK
COMMISSIONER OF PUBLIC LANDS

**STEMILT 2
LAND TRANSFER**

PROPOSAL

The Department of Natural Resources proposes to convey by direct transfer to Washington Department of Fish and Wildlife (WDFW) 1,275.47 acres, more or less, of Common School Trust property located in Chelan County. The proceeds from the transfer will be 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, and
- Enabling the replacement of the trust asset with property that has greater potential for natural resource income production.

GENERAL LOCATION

The property is approximately 8 miles south of Wenatchee and is within Sections 16 and 22, Township 21 North, Range 20, East, W. M., in Southeast Region.

IMPROVEMENTS Small water reservoirs under easement to the irrigation district.

PRESENT INCOME None.

MARKET VALUE \$1,950,000.

TERMS OF TRANSFER Cash.

JUSTIFICATION The transfer is authorized by RCW 79.17.200

COMMENTS Conveyance of title will be by quitclaim deed. Mineral rights will be reserved in the Common School Trust for Section 16 and the Agricultural School Trust for Section 22. An existing easement with WDFW will be amended to retain road access to trust lands located south of these parcels.

Division Manager

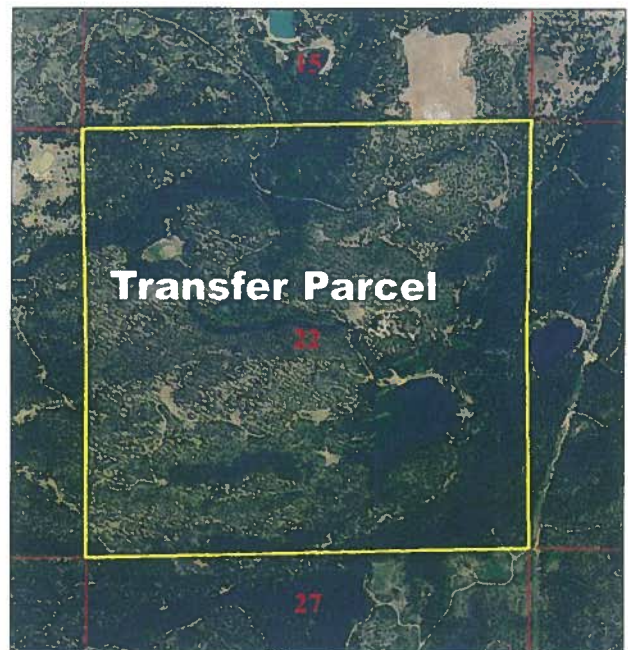
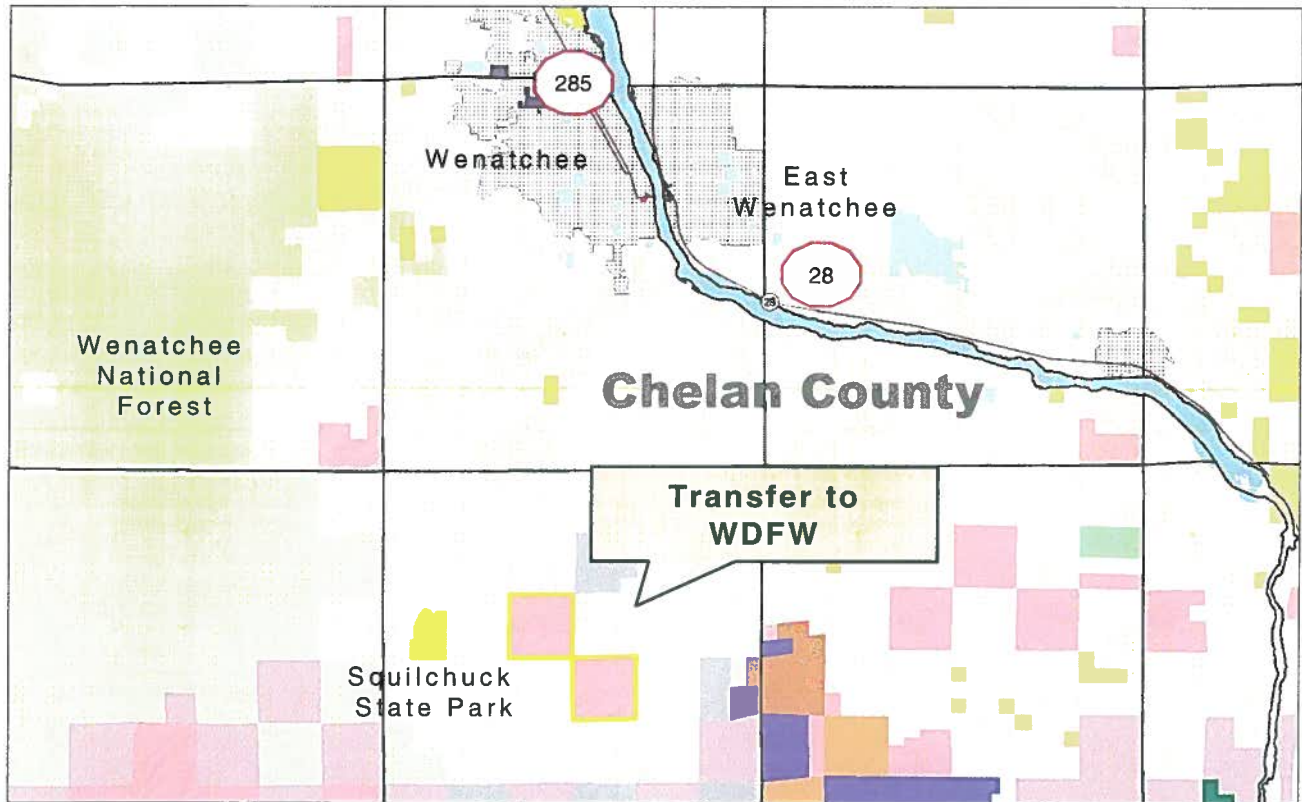
Mr B. Miller 12/15/16
for Brock Milliam

Deputy Supervisor
For State Uplands

Angen W Bondi 12/13/16

Date of Board Approval

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES
STEMILT 2 TRANSFER**



The transfer property is located in Sections 16 and 22, Township 21 North,
Range 20 East, W.M., Chelan 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 RCW 79.17.200 under Department of Natural Resources Land Transaction File No.02-093070.

**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 Common School Trust property situated in Chelan County, Washington, and described in Exhibit A, known as the Stemilt 2 transaction, attached hereto which by this reference is made a part hereof.

SECTION 2. The Board of Natural Resources finds that it is in the best interest of the State and the Common School Trust to transfer without auction to the State of Washington, Department of Fish and Wildlife the trust property described in Exhibit A, which shall be replaced in a subsequent transaction. This transfer to a public agency is authorized by RCW 79.17.200.

SECTION 3. The Board of Natural Resources finds the property has been appraised and the property transfer value of \$1,950,000 is at least market value.

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

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

- A. Upon receiving payment from the State of Washington, Department of Fish and Wildlife for the value stated in SECTION 3 above, issue a quitclaim deed which reserves from the sale all oils, gases, coals, ores, minerals, and fossils as provided under RCW 79.11.210 and reserved easement rights as provided under RCW 79.36.370; and
- B. The mineral rights reserved in 5.A. above shall be in the Common School Trust for Section 16 and shall be in the Agricultural School Trust for Section 22; and
- C. In accordance with RCW 79.17.200 deposit \$1,950,000 into the Real Property Replacement Account (RPPRA) and hold said funds, together with accrued

interest, for the purpose of acquiring desirable replacement trust property in future purchases to be approved by the Board.

- D. Sign and record easement amendment #1 to amend the easement exchange between DNR and WDFW which was recorded under AFN#2408450 on October 31, 2014.

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.

PETER GOLDMARK
Commissioner of Public Lands

Approved as to form this 14th
Day of December, 2016.

Adrienne Smith
Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

Legal Description of Property to be Transferred to WDFW

Section 16, Township 21 North, Range 20 East, Willamette Meridian, Chelan County, Washington.

Section 22, Township 21 North, Range 20 East, Willamette Meridian, Chelan County, Washington.

Dennis J. Gelvin, PLS 21674
Land Description & R/W Specialist
State Land Survey Unit
PO Box 47060
Olympia, WA 98504-7060

Dated 11/10/2009
FILENAME:L2535SCH01
FILENAME:L2535SCH03