



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

HILARY S. FRANZ
COMMISSIONER OF PUBLIC LANDS

WHITE SALMON LAND TRANSFER

PROPOSAL

The Department of Natural Resources proposes to convey by direct transfer to the City of White Salmon, 2.03 acres, more or less, of Common School Trust property located in Klickitat 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 10 miles northwest from the City of White Salmon and is within Sections 16 and 21, Township 4 North, Range 10 East, W.M., in Southeast Region.

IMPROVEMENTS Tenant owned improvements consisting of fencing, water intake, water tank, water treatment facilities and water distribution lines.

PRESENT INCOME \$1,255 per year from lease.

MARKET VALUE \$17,000.

TERMS OF TRANSFER Cash for the market value of the property. A five year contract for payment of the road easement at an interest rate of 6% with a principal payment of \$66,389.

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. DNR will grant the city an access easement along the B-1000 road. City has been leasing this site from the State since the 1930's for their water supply system. City has paid DNR an administrative fee to cover State's expenses for processing this transaction.

Division Manager



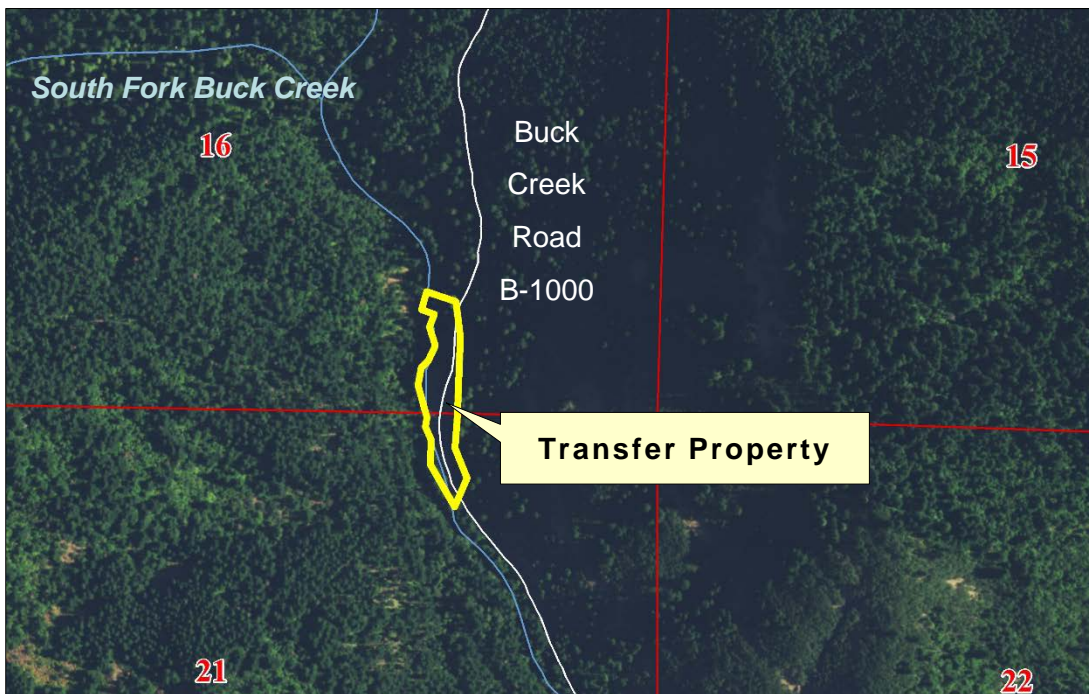
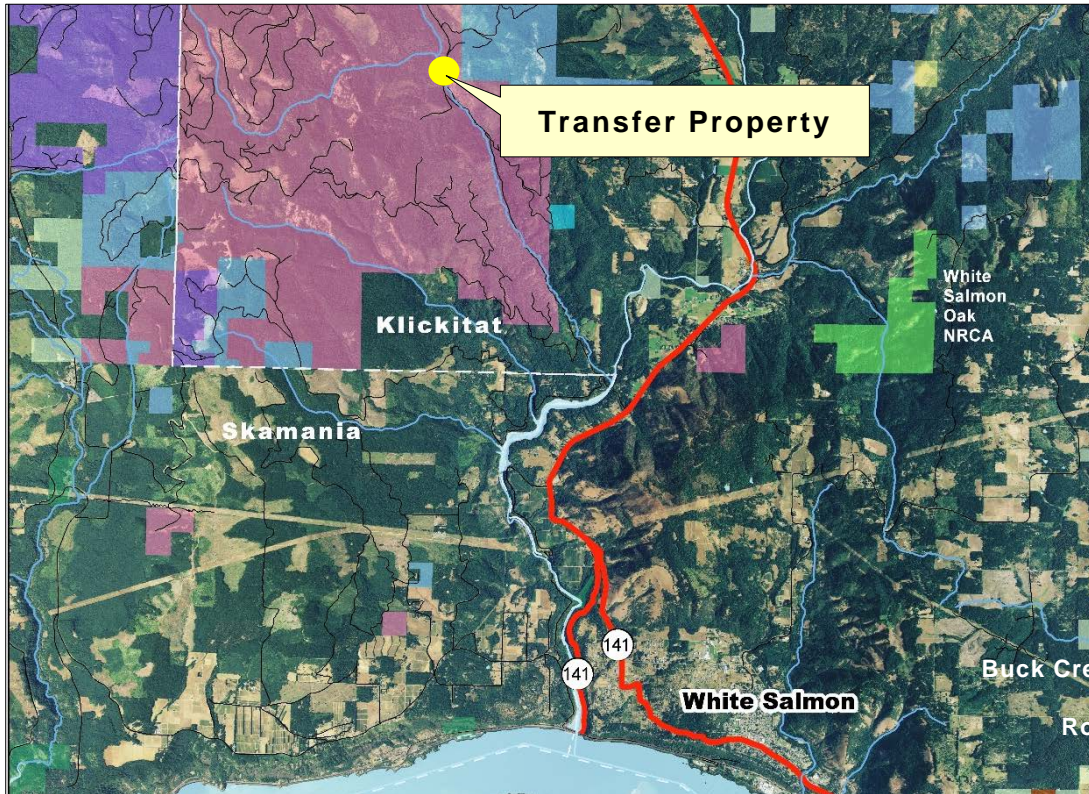
Deputy Supervisor
for State Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

WHITE SALMON DIRECT TRANSFER



The transfer property is located within Portions of Sections 16 and 21,
Township 4 North, Range 10 East, W.M., Klickitat County.

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

RESOLUTION NO. 1499

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.02-093664.

**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 Klickitat County, Washington, and described in Exhibit A, known as the White Salmon Direct Transfer 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 City of White Salmon 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 \$17,000 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 City of White Salmon 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. In accordance with RCW 79.17.200 deposit \$17,000 into the Real Property Replacement Account (RPRA) 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.

- C. Collect payments from the City of White Salmon of \$66,389 principal plus 6% interest over a five year term for an easement grant along the B-1000 road. Upon completion of all required payments including interest owed to the State, State will record the Notice of Release of Easement Purchase document.

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 27th
day of January, 2017.

Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the SE1/4 of the SE1/4 of Section 16 and in the NE1/4 of the NE1/4 of Section 21, all in Township 4 North, Range 10 East, W.M., Klickitat County, Washington and being described as follows:

Commencing at the east quarter corner of said section 16; thence S01°20'03"W 2633.43 feet to the southeast corner of said section 16; thence N56°04'05"W 983.69 feet to the true point of beginning; thence S08°01'11"E 173.11 feet; thence S05°09'38"W 59.09 feet; thence S00°23'28"E 67.15 feet; thence S01°55'13"W 159.23 feet; thence S05°10'16"W 120.38 feet; thence S18°17'54"E 132.75 feet; thence S18°52'30"W 109.31' more or less to the ordinary high water mark of the east bank of Buck Creek; thence in a northerly direction along said ordinary high water mark to a point which lies S71°43'41"E from point "A", said point a lying S75°28'52"W 129.25 feet from the point of beginning; thence N71°43'41"W 53.05' more or less to aforesaid point "A"; thence N18°16'19"E 70.00'; thence S71°43'41"E 108.65' to the point of beginning.

Containing 2.03 acres more or less.

Rynea L Edwards, PLS 45158
State Land Survey Unit
PO Box 47030
Olympia, WA 98504-7030
Dated May 4, 2016
Survey by Pioneer Surveying dated May 2, 2016