



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

HILARY S. FRANZ
COMMISSIONER OF PUBLIC LANDS

ODLIN SOUTH LAND TRANSFER

PROPOSAL

The Department of Natural Resources proposes to convey by direct transfer to San Juan County, 103 acres, more or less, of Common School Trust property located in San Juan 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,
- Enabling the replacement of the trust asset with property that has greater potential for natural resource income production.

GENERAL LOCATION

The property is located on the northern end of Lopez Island in San Juan County, and is within Sections 2 and 11, Township 35 North, Range 2 West, W.M., in Northwest Region.

IMPROVEMENTS None.

PRESENT INCOME None.

MARKET VALUE \$194,000.

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 for the Common School Trust. DNR obtained a lease payment in 2011 of \$1,096,000 for a 50 year Trust Land Transfer lease for the property. San Juan County desires to purchase the remainder fee interest which is a tenant option built into this lease.

Division Manager _____

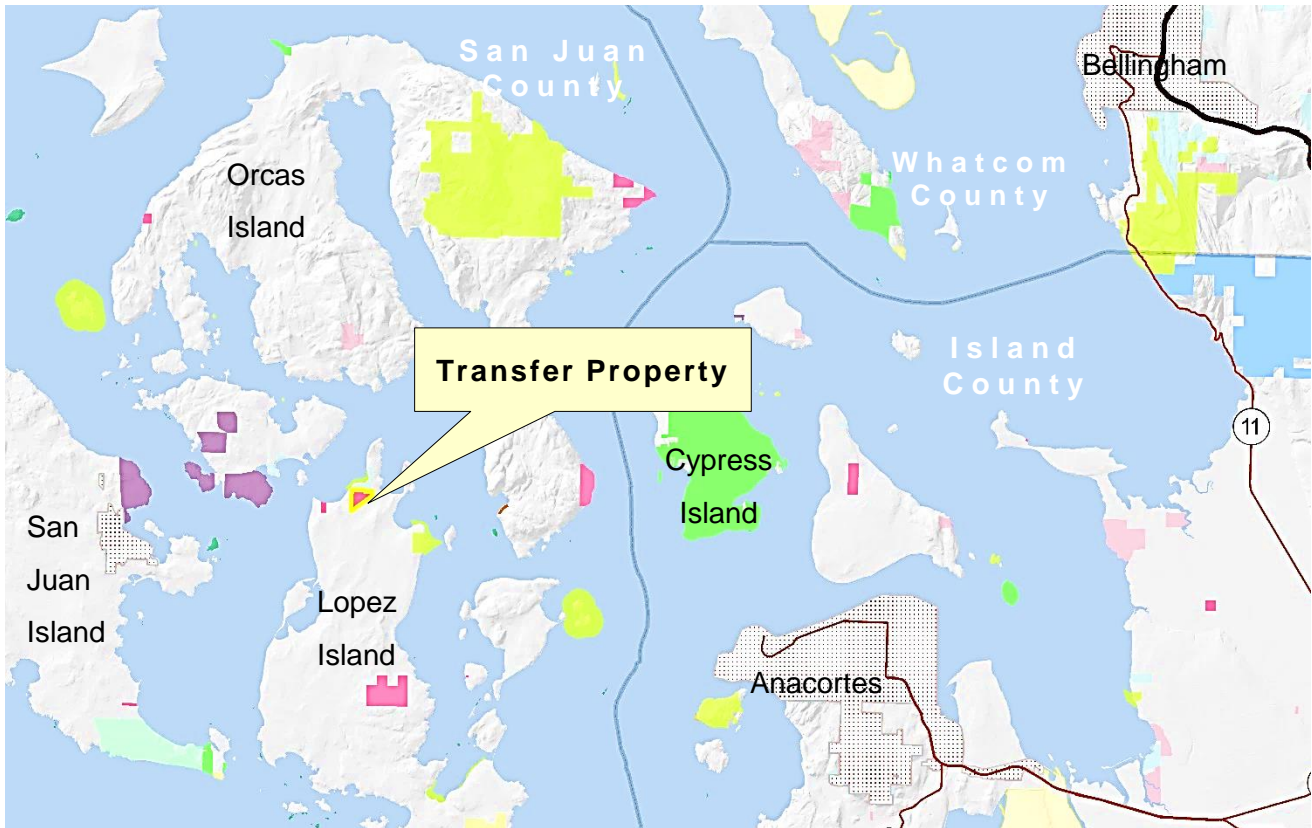
Deputy Supervisor
for State Uplands _____

Date of Board Approval _____

DRAFT

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

ODLIN SOUTH DIRECT TRANSFER



The transfer property is located within Portions of Government Lot 6 and SW1/4 of SE1/4 of Section 2 together with Government Lot 2 of Section 11, both sections in Township 35 North, Range 2 West, W.M., on Lopez Island in San Juan County.

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

RESOLUTION NO. 1511

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.02-095550.

**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 San Juan County, Washington, and described in Exhibit A, known as the Odlin South 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 San Juan County 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 \$194,000 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 San Juan County 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 \$194,000 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.

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

DRAFT

Approved as to form this _____
day of _____, 2017.

Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

Government Lot 6 and the SW 1/4 of the SE 1/4 of Section 2, Township 35 North, Range 2 West, Willamette Meridian, San Juan County, Washington, according to U.S. Government subdivision procedures, Together with Government Lot 2 of Section 11, said Township 35 North, Range 2 West.

EXCEPT that portion of said Government Lot 6, more particularly described as follows:

Beginning at the northeast corner of said government lot 6 thence N88°55'22"W along the north line of said government lot 850.00 feet; thence S0°49'19"W 225.00 feet; thence S88°55'22"E 160.00 feet; thence N76°49'49"E 711.09 feet to a point on the east line of said Section 2; thence N0°49'19"E along said east line of Section 2, 50.00 feet to the point of beginning.

Justin Holt, PLS
Department of Natural Resources Engineering Division
PO Box 47030 .
Olympia, WA 98504-7030
360-902-1206
Dated: Jan. 14, 2011