



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

SPUD MOUNTAIN TRUST LAND TRANSFER 2013-2015

PROPOSAL

The Department of Natural Resources proposes to transfer 157.29 acres, more or less, of Common School Trust property located in Clark County to Clark County.

Proceeds from the timber value will be deposited into the Common School Construction Account. The land value proceeds will be deposited to the Real Property Replacement Account and 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 for timber harvest income.
- Disposing of an isolated ownership geographically separated from other trust holdings.
- Enabling replacement of the asset with property that has greater potential for income production to provide future revenue to support public schools statewide.
- Transferring the property to a program that will protect and manage for identified biological, ecological, and social values.

GENERAL LOCATION

The property is located approximately 11 miles north of Camas within Section 6, Township 2 North, Range 4 East, W.M., in Pacific Cascade Region.

ENCUMBRANCES

The property is encumbered by the following: drainage ditch assessment, county road easement,

IMPROVEMENTS None

PRESENT INCOME None.

MARKET VALUE

Timber (2,021 Mbf)	\$ 755,000
Land & Reprod.	<u>\$ 940,000</u>
TOTAL	\$1,695,000

TERMS OF TRANSFER

Cash.

JUSTIFICATION

The property is included in the 2013-2015 Biennium Trust Land Transfer Program. Approval and funding for the transfer is authorized by Section 3231, Ch. 19, Washington Laws of 2013, and RCW 79.17.200.

COMMENTS

Transfer will be by quitclaim deed. The property was positioned for transfer and designated Common School Trust in Inter-Trust Exchange No. 86-091847. DNR will reserve an all-purpose road and utility easement across the L-1000 road in the deed. Mineral rights will be retained in their existing trust ownerships. As specified by legislation, permitted use will be restricted to fish and wildlife habitat, open space, or recreation purposes.

Division Manager

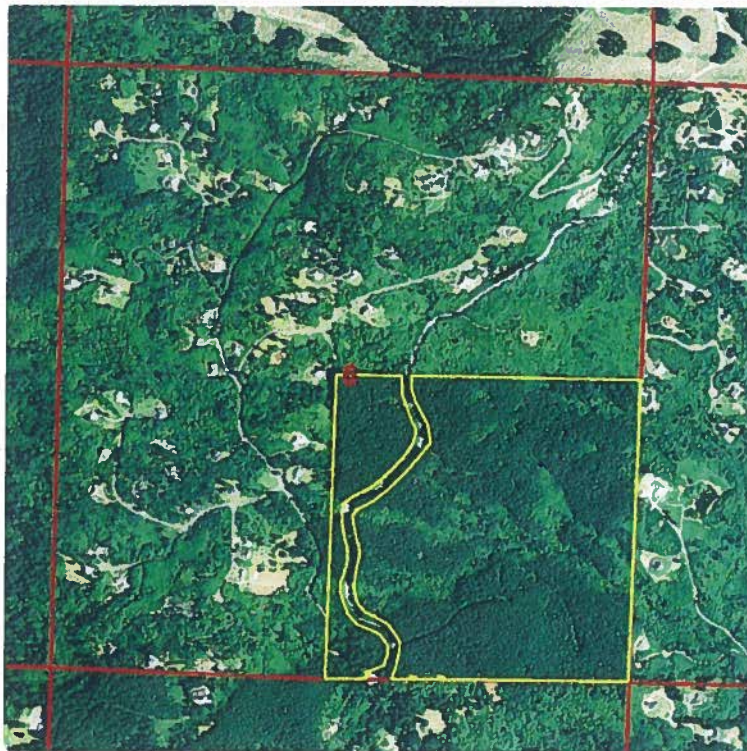
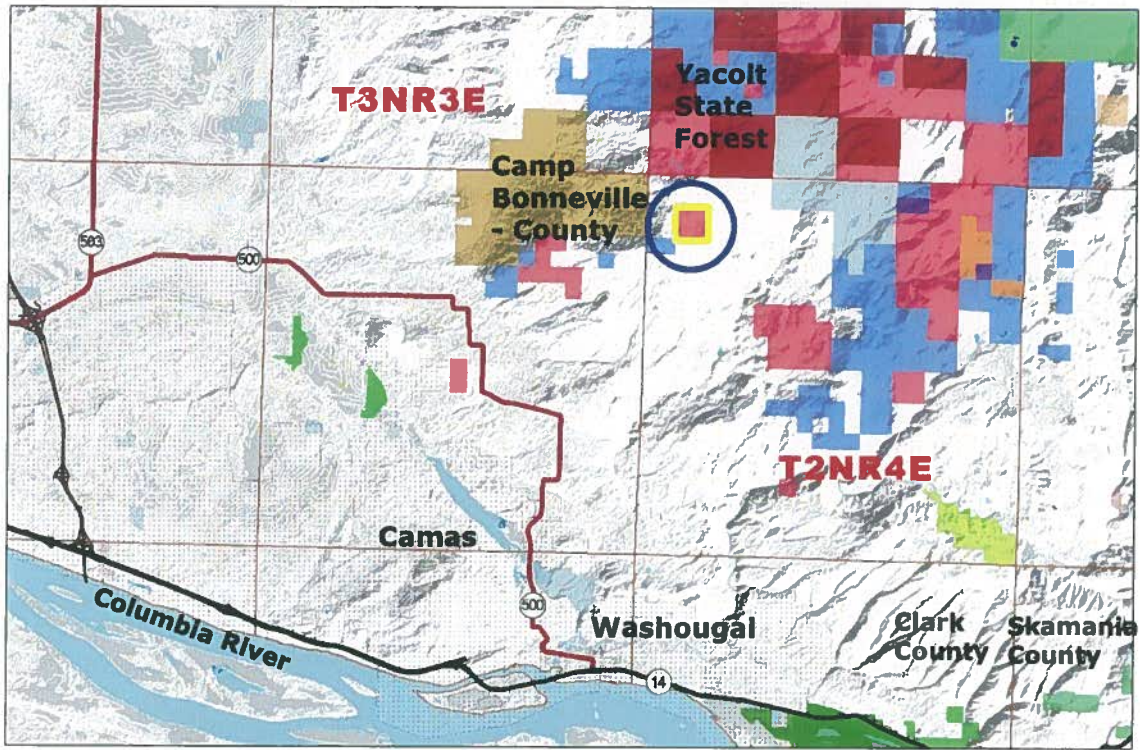
Deputy Supervisor
for State Uplands

Date of Board Approval

Jack P. [Signature] 5/18/15
Nyle Blinn

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

SPUD TRUST LAND TRANSFER 02-090368



The transfer property is located in a portion of Section 6,
Township 2 North, Range 4 East, W.M., Clark County, Washington.

**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 Section 3231, Ch. 19, Washington Laws of 2013 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-090368.

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

SECTION 1. The State of Washington, acting by and through the Department of Natural Resources, has title to and holds in trust under the provisions of Title 79 RCW the Common School Trust property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The real property described in Exhibit A and known as Spud Mountain Trust Land Transfer is among the properties identified for transfer in Section 3231, Ch. 19, Washington Laws of 2013.

SECTION 3. The Board of Natural Resources finds that it is in the best interest of the Common School Trust to transfer the real property described in Exhibit A to Clark County.

SECTION 4. The Board of Natural Resources finds that it is in the best interest of the Common School Trust to retain the property on and near the L-1000 Road depicted in Exhibit B.

SECTION 5. The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$1,695,000.

SECTION 6. Should the transfer authorized by this resolution be consummated, the State of Washington, Department of Natural Resources shall:

- A. Upon receiving payment for the value stated in SECTION 5 above, issue a quitclaim deed that transfers the ownership of the property described in Exhibit A to Clark County. Use shall be restricted for fish and wildlife habitat, open space, or recreation purposes. All oils, gases, coals, ores, minerals, and fossils were not included in Inter-Trust Exchange No. 86-0091847 and will be reserved in their existing trust ownership as provided under RCW 79.11.210 and easement rights reserved as provided under RCW 79.36.370; and
- B. Disburse the proceeds of the transfer as follows:

1. Deposit the timber value of \$755,000 into the Common School Construction Account; and
2. Deposit the land value of \$940,000 into the Real Property Replacement Account and hold said funds, together with accrued interest, for the purpose of acquiring desirable replacement property for the Common School Trust 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 _____, 2015.

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 27

day of May, 2015.

Michael Robinson
Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

The SE1/4 of Section 6, Township 2 North, Range 4 East, Willamette Meridian, Clark County, Washington, EXCEPT therefrom that parcel shown and described as Parcel "A" on DNR Final Map 734, as recorded April 17, 1991, in Book 29 of Surveys at Page 19, Clark County Records. ALSO EXCEPTING therefrom a strip of land 80 feet wide lying 40 feet each side of the existing centerline of Washington State Department of Natural Resources roadway "L1000" as located on the ground and approximately as shown on Exhibit B.

Rynea L. Edwards
Land Description & R/W Specialist
State Land Survey Unit
PO Box 47060
Olympia, WA 98504-7060

Dated: May 28, 2015

EXHIBIT B TO QUITCLAIM DEED

L1000 Fee Ownership Retained by the State of Washington

Within the SE4 of Section 6, Township 2 North, Range 4 East, W.M. in Clark County,
Washington

