



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

BEAUSITE LAKE TRUST LAND TRANSFER 2013-2015

PROPOSAL

The Department of Natural Resources proposes to transfer 305.20 acres, more or less, of Common School Trust property located in Jefferson County to Jefferson 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 fish and wildlife habitat, open space or recreation values.

GENERAL LOCATION

The property is located approximately 12 miles south of Port Townsend in eastern Jefferson County within Sections 27, 28, 34, Township 29 North, Range 1 West, W.M., in Olympic Region.

ENCUMBRANCES

The property is encumbered by a power transmission easement and a recorded boundary line agreement.

IMPROVEMENTS A dilapidated 1930's era house and associated outbuildings.

PRESENT INCOME None.

MARKET VALUE

Timber (2,875 Mbf)	\$1,230,000
Land & Reprod.	<u>\$ 523,000</u>
TOTAL	\$1,753,000

TERMS OF TRANSFER

Cash.

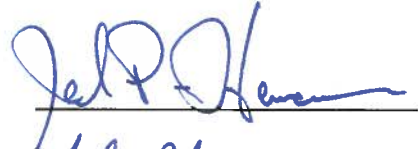
JUSTIFICATION

The property is included in the 2013-2015 Biennium Trust Land Transfer Program. Approval and funding for the transfer is authorized by Washington Laws of 2013, Ch. 19, Section 3231 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. 86-090570. Mineral rights were not included in the exchange and 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



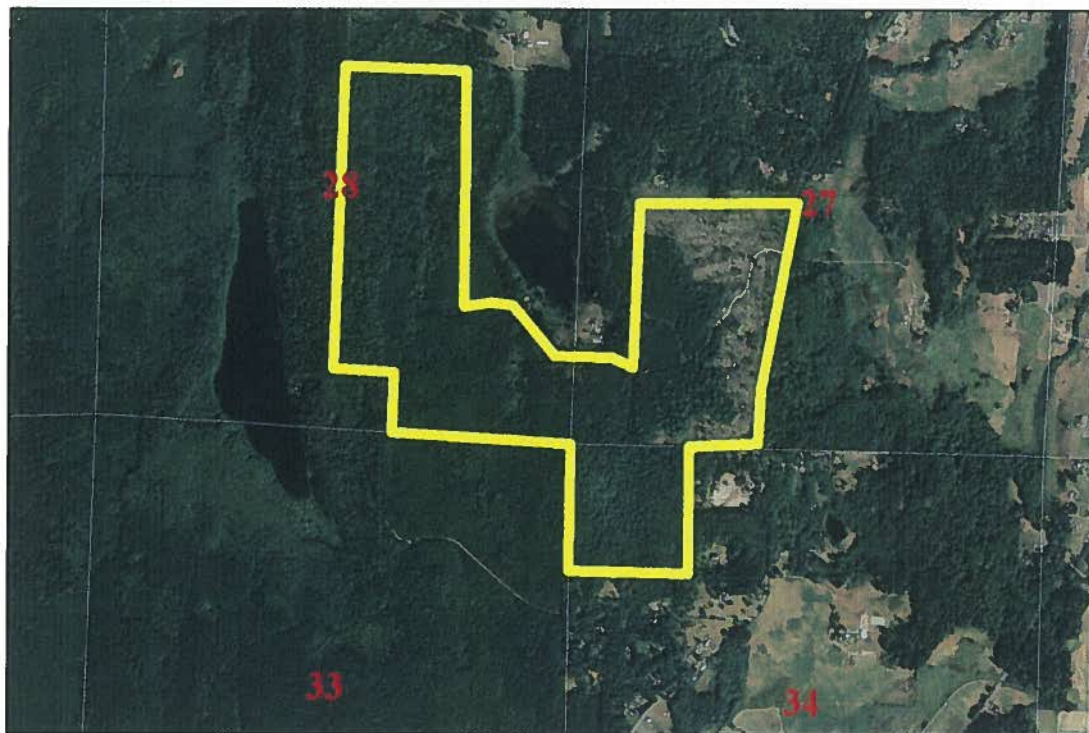
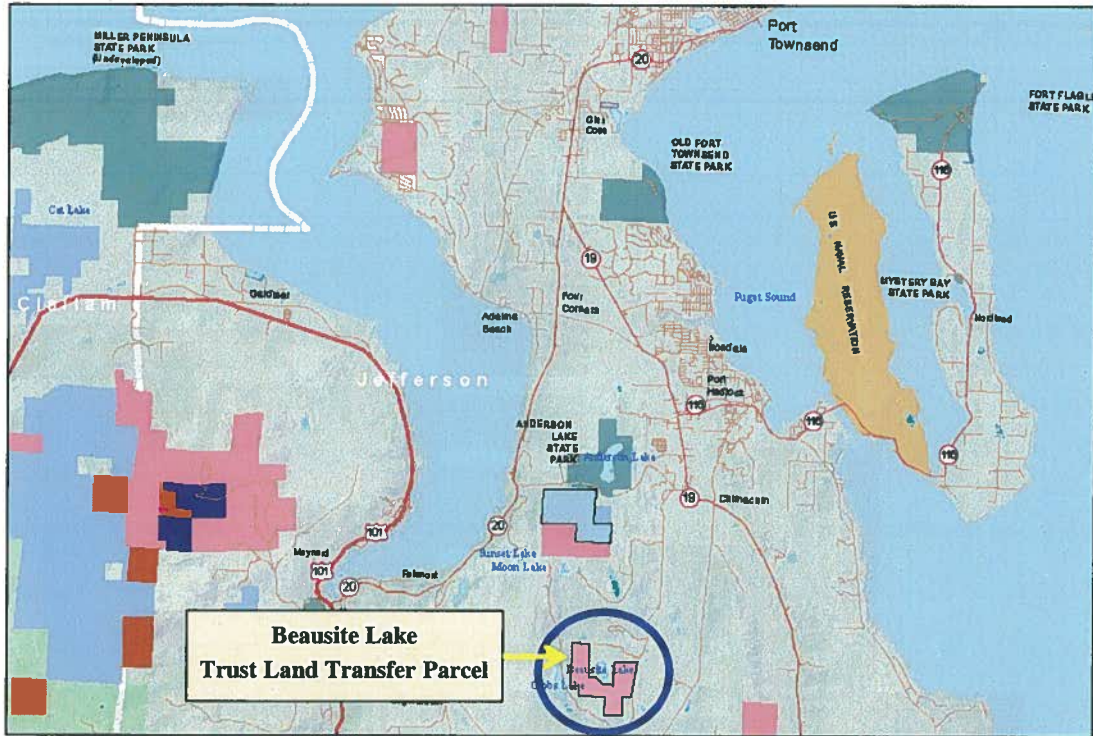
Deputy Supervisor
for State Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

BEAUSITE TRUST LAND TRANSFER 02-090358



The transfer property is located within Sections 27, 28 and 34, Township 29 North, Range 1 West, W.M., in east Jefferson County.

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

RESOLUTION NO. 1424

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by Washington Laws of 2013, Ch. 19, Section 3231 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-090358.

**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 Beausite Lake Trust Land Transfer is among the properties identified for transfer in Washington Laws of 2013, Ch. 19, Section 3231.

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 Jefferson County.

SECTION 4. The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$1,753,000.

SECTION 5. 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 4 above, issue a quitclaim deed that transfers the ownership of the property described in Exhibit A to Jefferson 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. 86-090570 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 \$1,230,000 into the Common School Construction Account; and
2. Deposit the land value of \$523,000 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 _____, 2014.

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 10th

day of April, 2014.


Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

BEAUSITE LAKE TRUST LAND TRANSFER

That certain parcel surveyed and designated as "STATE" and described in Record of Survey filed under Auditor's File No. 546045, dated August 24, 2009, records of Jefferson County, Washington.

Parcel "E" as described in Statutory Warranty Deed recorded in Auditor's File No. 323550, records of Jefferson County, Washington. Being described as that portion of the East half of the East half of the Southwest quarter of Section 27, Township 29 North, Range 1 West W.M., lying westerly of the right of way of West Chimacum Valley Road as conveyed in Jefferson County by deed recorded March 25, 1981, under Auditor's file no. 271432.

Parcel "C" as described in Statutory Warranty Deed recorded in Auditor's File No. 323550, records of Jefferson County, Washington. Being described as the Northwest Quarter of the Northwest Quarter of Section 34, Township 29 North, Range 1 West, W.M., Jefferson County, Washington.

The West half of the East half of the Southwest Quarter and the East Half of the West half of the Southwest Quarter and the West half of the West half of the Southwest Quarter lying south of the right of way of Beausite Lake Road, all within Section 27, Township 29 North, Range 1 West, W.M., Jefferson County, Washington. Together with and Subject to Rights of way for Beausite Lake Road.

Rynea L. Edwards, PLS 45158
Professional Land Surveyor
Land Description & R/W Specialist
Engineering Division
Department of Natural Resources
PO Box 47060
Olympia, WA 98504-7060