

Handwritten initials/signature

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT/DIVISION: Public Works/Engineering & Construction Division/Real Property Services

DATE: January 8, 2013

REQUEST: Approve and accept a Statutory Warranty Deed from Timewise Investors, LLC for the NE 10th Avenue (NE141 St to NE 149 St) Project, County Road Project Number 312522. Tax Parcel Number 117894-030.

CHECK ONE: X Consent Chief Administrative Officer

BACKGROUND: This 0.33 acre parcel (zoned R1-7.5), which includes a 2,230 square foot home, is being acquired for the NE 10th Avenue (NE141 St. to NE149 St.) road widening project (County Road Project 312522). The tenants have been relocated and the home will be removed to accommodate the project improvements. The acquisition price of \$330,000.00 was established by an appraisal and a subsequent appraisal review.

COMMUNITY OUTREACH: The purchase of this property is the result of direct property owner communication along with other community outreach through open houses, meetings, and newsletters

BUDGET AND POLICY IMPLICATIONS: Funds for the parcel (\$330,000.00) are included in the 2012-2017 Transportation Improvement Program and the 2012 Annual Construction Program.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Approve and accept a Statutory Warranty Deed from Timewise Investors, LLC for the NE 10th Avenue (NE141 St to NE 149 St) Project, County Road Project Number 312522. Tax Parcel Number 117894-030.

DISTRIBUTION: Please notify the Real Property Service section of the Board's action by calling extension 4975.

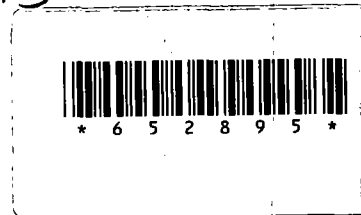
Heath H. Henderson
Heath H. Henderson, P.E.
Engineering & Construction Division Manager

APPROVED: *[Signature]*
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

Peter Capell
Peter Capell, P.E.
Public Works Director/County Engineer

January 8, 2013
SR 05-13

HHH/PC/PAM/pmm
Attachments: Deed, Fiscal Impact, Resolution, and Map



FISCAL IMPACT ATTACHMENT

Part I: Narrative Explanation

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

The acquisition of this property is currently in the approved 2012-2017 Transportation Improvement Program and the 2012 Annual Construction Program. The property will be purchased for the appraised value.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	GF	Total	GF	Total
1012/Road Fund	\$330,000.00	\$330,000.00				
Total:	\$330,000.00	\$330,000.00	\$0.00	\$0.00	\$0.00	\$0.00

II.A - Describe the type of revenue (grant, fees, etc.)

Funding for this project is already budgeted in the 2012 budget for the Road Fund.

Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		RF	Total	GF	Total	GF	Total
1012/Road Fund		\$330,000.00	\$330,000.00				
Total:		\$330,000.00	\$330,000.00	\$0.00	\$0.00	\$0.00	\$0.00

III.B = Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays	\$330,000.00	\$330,000.00				
Inter-fund Transfers						
Debt Service						
Total:	\$330,000.00	\$330,000.00	\$0.00	\$0.00	\$0.00	\$0.00

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2013-01-04

IN THE MATTER OF EXECUTION OF STATUTORY WARRANTY DEED TO CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 8th day of January, 2013, and

WHEREAS, it appears in the best interest of Clark County the following are hereby executed:

Document

Statutory Warranty Deed

Data

FROM: Timewise Investors, LLC

FOR: NE 10th Ave. Project (NE 141 St to NE 149 St)

CRP# 312522

Consideration: \$330,000.00

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Commissioners.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON



Steve Stuart, Chair

Tom Mielke, Commissioner

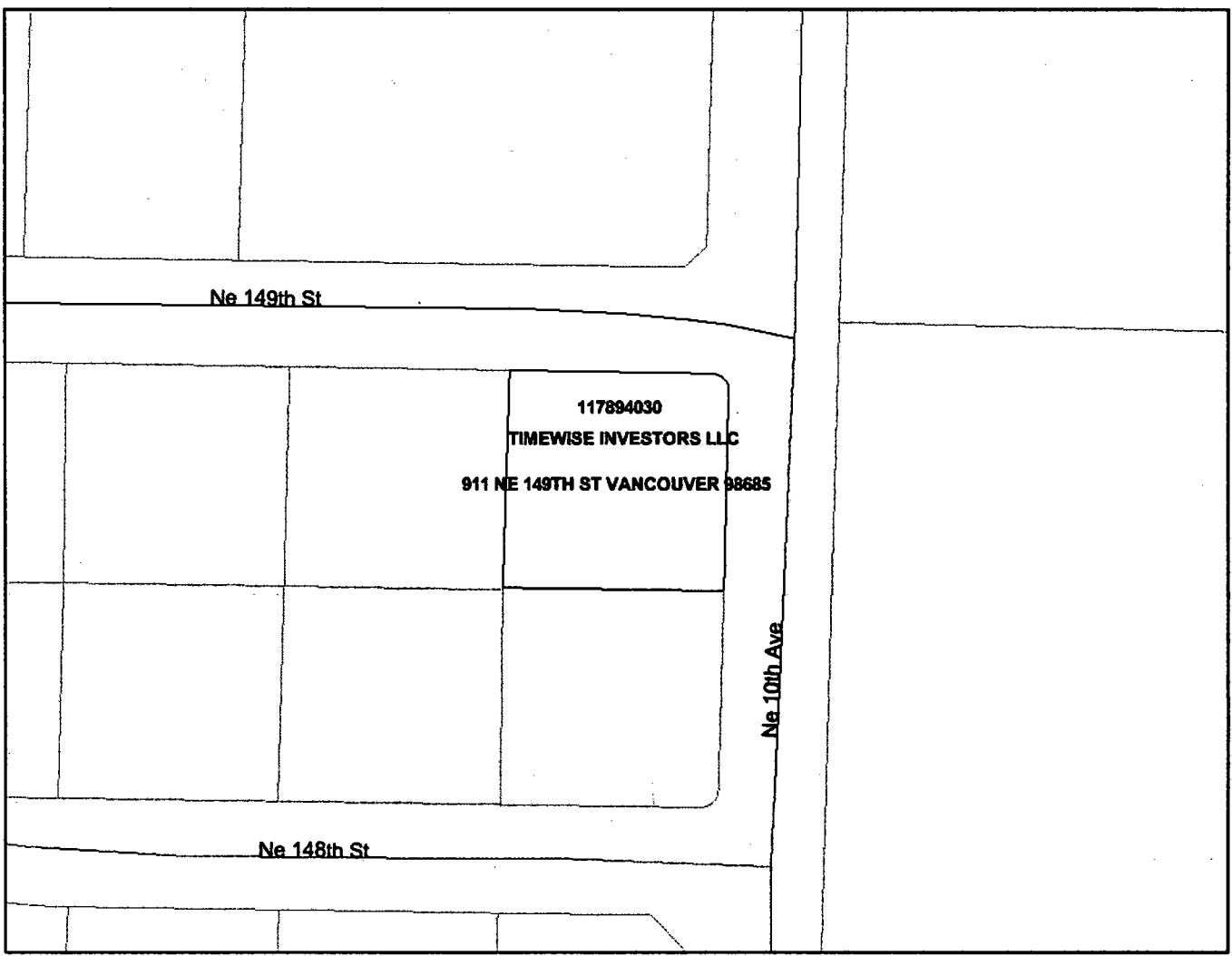
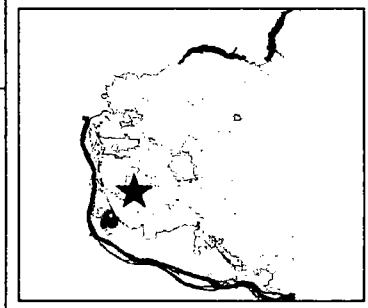
David Madore, Commissioner

ATTEST:



Clerk of the Board

Timewise Investors, LLC



Legend

- Building Footprints
- Parcels
- Roads**
 - Alley
 - Arterial
 - DNR
 - DNR (Private Land)
 - Driveway
 - Interstate
 - Interstate Ramp
 - Primary Arterial
 - Private Roads
 - Private Roads w/o Names
 - Public Roads
 - SR Ramp
 - State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Map center: 1088337, 151788



Scale: 1:1,113

This map was generated by Clark County's "Maps Online" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Recording requested by:
Clark County Public Works
Real Property Services
P.O. Box 9810
Vancouver, WA 98666-9810

Document Title: Statutory Warranty Deed
Grantor: Timewise Investors, LLC
Grantee: Clark County, Washington
Legal Description: Derandvi Lot 4
Additional Legal Description is attached as Exhibit "A"
Serial #: 117894-030 (32)
Project: NE 10th Ave (NE 141st to 149th St)
CRP #: 312522 Fed Aid #: STPUL-4201(001)

STATUTORY WARRANTY DEED

THE GRANTOR, **TIMWISE INVESTORS, LLC**, a **Wyoming Limited Liability Company**, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY**, a **political subdivision of the State of Washington**, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, under the imminent threat of the grantee's exercise of its rights of Eminent Domain:

Lot 4, DERANDVI, according to the plat thereof, recorded in Book "G" of plats, page 279, records of Clark County, Washington.

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

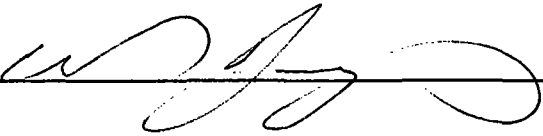
CONSIDERATIONS: Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00).

Statutory Warranty Deed
Serial #: 117894-030 (32)
Project: NE 10th Ave (NE 141st to 149th St)
CRP #: 312522 Fed Aid #: STPUL-4201(001)

Board of County Commissioners
Clark County, Washington

Timewise Investors, LLC

By: _____





Steve Stuart, Chair

Tom Mielke, Commissioner

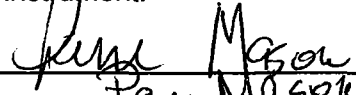
STATE OF WASHINGTON

David Madore, Commissioner

COUNTY OF CLARK

On this day personally appeared before me WT Jessup and to me known to be the Managing Member of Timewise Investors, LLC, a Wyoming Limited Liability Company, and acknowledged that said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was/were authorized to execute said instrument.

Dated: 12-20-12



Pam Mason
Notary Public in and for the State of WA
Residing at Ken WA
My commission expires: 5-01-13

