



CLARK COUNTY
STAFF REPORT

gwh
7/14

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

DATE: July 23, 2013

REQUEST: Execute and approve Bargain and Sale Deeds for the sale of surplus property to James W. Crouch, Jr. and Lee Ann Crouch for the bid amount of \$5,600.00 for Tax Parcel No. 185453-010 and to Green Awning, LLC, a Washington Limited Liability Company for the appraised value of \$5,650.00 for Tax Parcel No. 117892-394.

CHECK ONE: X Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: The 4,129 square foot parcel and the 4,195 square foot parcel (both zoned R-18) are remainders from property acquired for the Salmon Creek Interchange Road Project, County Road Project 330322. The Board declared these properties surplus and authorized its sale at auction (PW 13-044). The minimum bid for the first property was \$5,600.00. The Crouch family adjoins this parcel. There were no bids on the second parcel. Subsequently, the adjoining property owner is requesting to purchase this parcel for the appraised value of \$ 5,650.00.

COMMUNITY OUTREACH: Realty Marketing Northwest, who handled the auction, advertised in *The Columbian*, *The Oregonian*, Seattle newspapers, held open houses, mailed out brochures to interested parties, and provided information on their website.

BUDGET AND POLICY IMPLICATIONS: The proceeds from the sale will be returned to the Road Fund. Sale is pursuant to County Property Management Code 2.33A.120.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Execute and approve Bargain and Sale Deeds for the sale of surplus property to James W. Crouch, Jr. and Lee Ann Crouch for the bid amount of \$5,600.00 for Tax Parcel No. 185453-010 and to Green Awning, LLC, a Washington Limited Liability Company for the appraised value of \$5,650.00 for Tax Parcel No. 117892-394.

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

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

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

APPROVED: July 23, 2013
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

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

SR 143-13

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.

Clark County surplus property Bargain and Sale Deed to James W. Crouch, Jr. and Lee Ann Crouch.
 Tax Parcel Number 185453-010 and
 Bargain and Sale Deed to Green Awning, LLC, a Washington Limited Liability Company.
 Tax Parcel Number 117892-394
 Funds from the sale of these properties will be deposited into the Road Fund.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
1012/Road Fund	\$5,600.00	\$5,600.00				
1012/Road Fund	\$5,650.00	\$5,650.00				
Total:	\$11,250.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Already budgeted, no further budget action required. These proceeds will be returned to the Road Fund.

Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		RF	Total	RF	Total	RF	Total
Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

III.B = Expenditure by object category

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

JP

After recording return to:
James W. Crouch, Jr.
Lee Ann Crouch
13912 NE 7th Pl
Vancouver, WA 98685

Document Title: Bargain and Sale Deed
Grantor: Clark County, Washington
Grantee: James W. Crouch, Jr. and Lee Ann Crouch
Legal Description: #62-B Sec 22-3-1E WM
Ptn of Serial #: 185453-010
Project: Advance R/W Property Sales
CRP #: 11360

PW1333

BARGAIN AND SALE DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of Five Thousand Six Hundred and No/100 Dollars (\$5,600.00), in hand paid bargains, sells, and conveys to **JAMES W. CROUCH, JR. and LEE ANN CROUCH, husband and wife**, Grantees the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" attached hereto and made a part hereof.

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications.

Dated this 23rd day of July, 2013.

BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, WASHINGTON

Steve Stuart, Chair

Tom Mielke

Tom Mielke, Commissioner

DMU

David Madore, Commissioner



Bargain and Sale Deed
Ptn of Serial #: 185453-010
Project: Advance R/W Property Sales
CRP #: 11360

STATE OF WASHINGTON

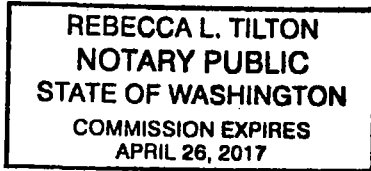
COUNTY OF CLARK

On this 23rd day of July, 2013, before me personally appeared David Madore, Tom Mielke and David Madore, to me known to be the duly elected, qualified and acting County Commissioner(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 7/23/13

Rebecca L. Tilton

Notary Public in and for the State of WA
Residing at Battle Ground
My commission expires: 4/26/17





proud past, promising future

CLARK COUNTY
WASHINGTON

Superior service that is responsive and cost justified

PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
SALMON CREEK INTERCHANGE – CRP # 330322
SURPLUS PARCEL

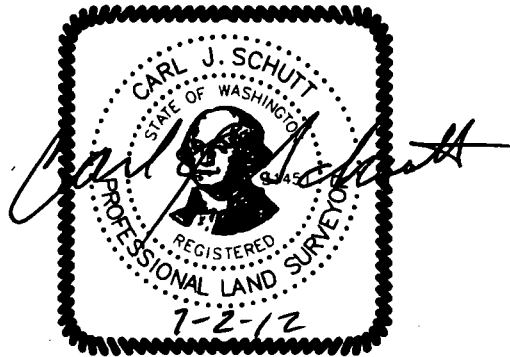
A parcel of land lying in the southeast quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All that portion of that parcel described in that Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded April 13, 2006, under Auditor's File # 4152144, records of Clark County, Washington, listed as Serial No. 185453-010, lying northerly of the following described line:

Beginning at a point on the west line of said parcel, said point being South 1°34'56" West 38.02 feet from the northwest corner thereof; thence South 88°50'51" East 86.16 feet; thence along the arc of a tangent 27.50 foot radius curve left through a central angle of 70°54'56" a distance of 34.04 feet, more or less, to a point on the east line of said parcel, and there terminating, all in Clark County, Washington.

Bearings are based on the south line of the southeast quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian, as being South 88°50'51" East.

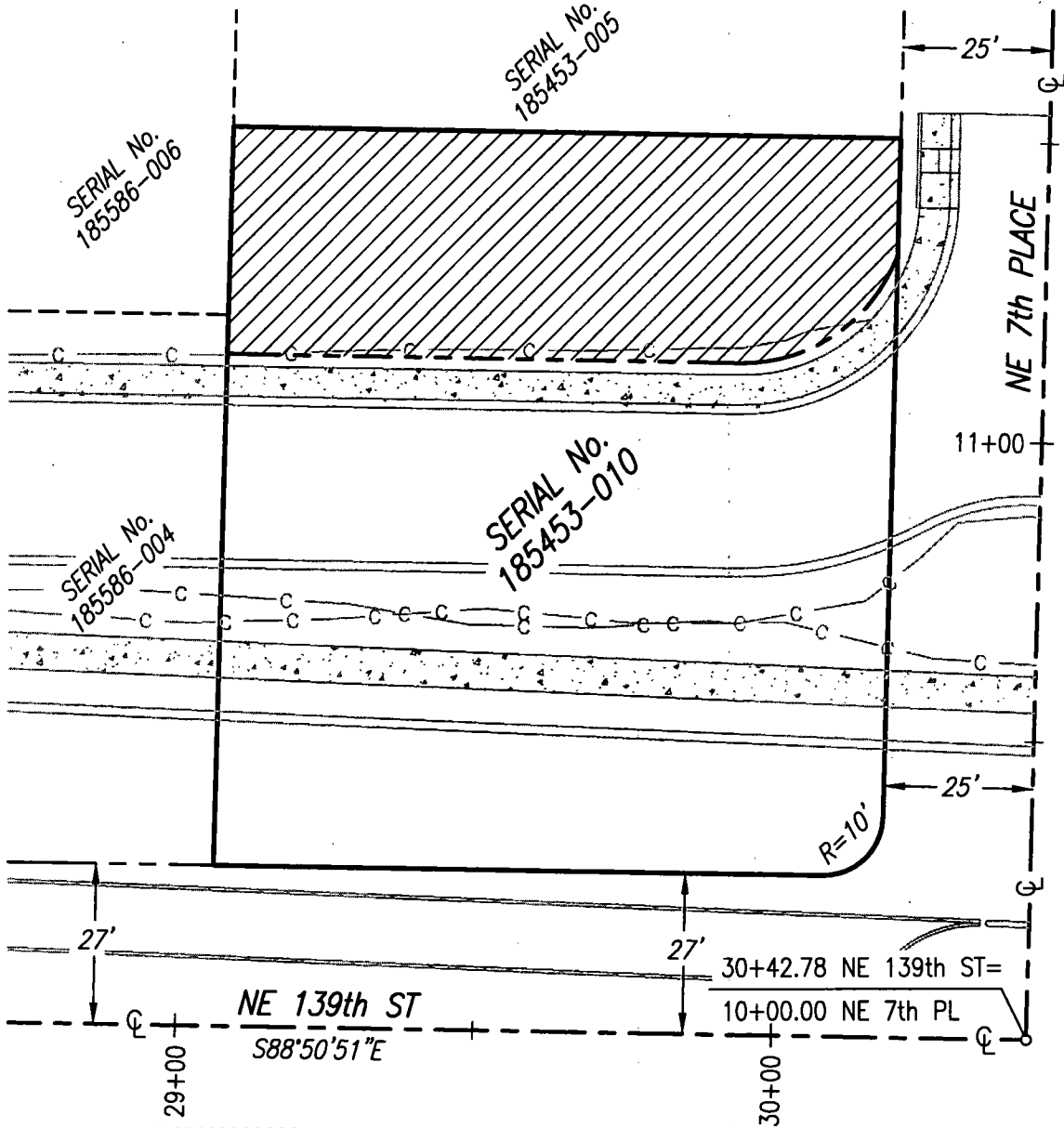
This description contains 4,129 square feet as calculated by the double meridian distance method.



S004.doc

WRITTEN BY: *[Signature]*
REVIEWED BY: *[Signature]*

EXHIBIT "B"
 SERIAL No. 185453-010



NOT TO SCALE

Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SE 1/4 SECTION 22 T 3 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
JUNE 2012	NOT TO SCALE	CJS

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2013-07-12

IN THE MATTER OF EXECUTION OF BARGAIN AND SALE DEEDS FROM CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 23rd day of July, 2013, and

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

Document

Bargain and Sale Deeds

Data

FROM: Clark County, Washington

TO: James W. Crouch, Jr. and Lee Ann Crouch

CONSIDERATION: \$5,600.00

FROM: Clark County, Washington

TO: Green Awning, LLC, a Washington Limited Liability Company

CONSIDERATION: \$5,650.00

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

ATTEST:

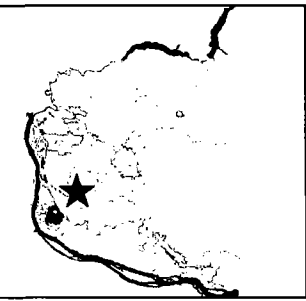
Rebecca Fritter
Clerk of the Board

Steve Stuart, Chair

Tom Mielke
Tom Mielke, Commissioner

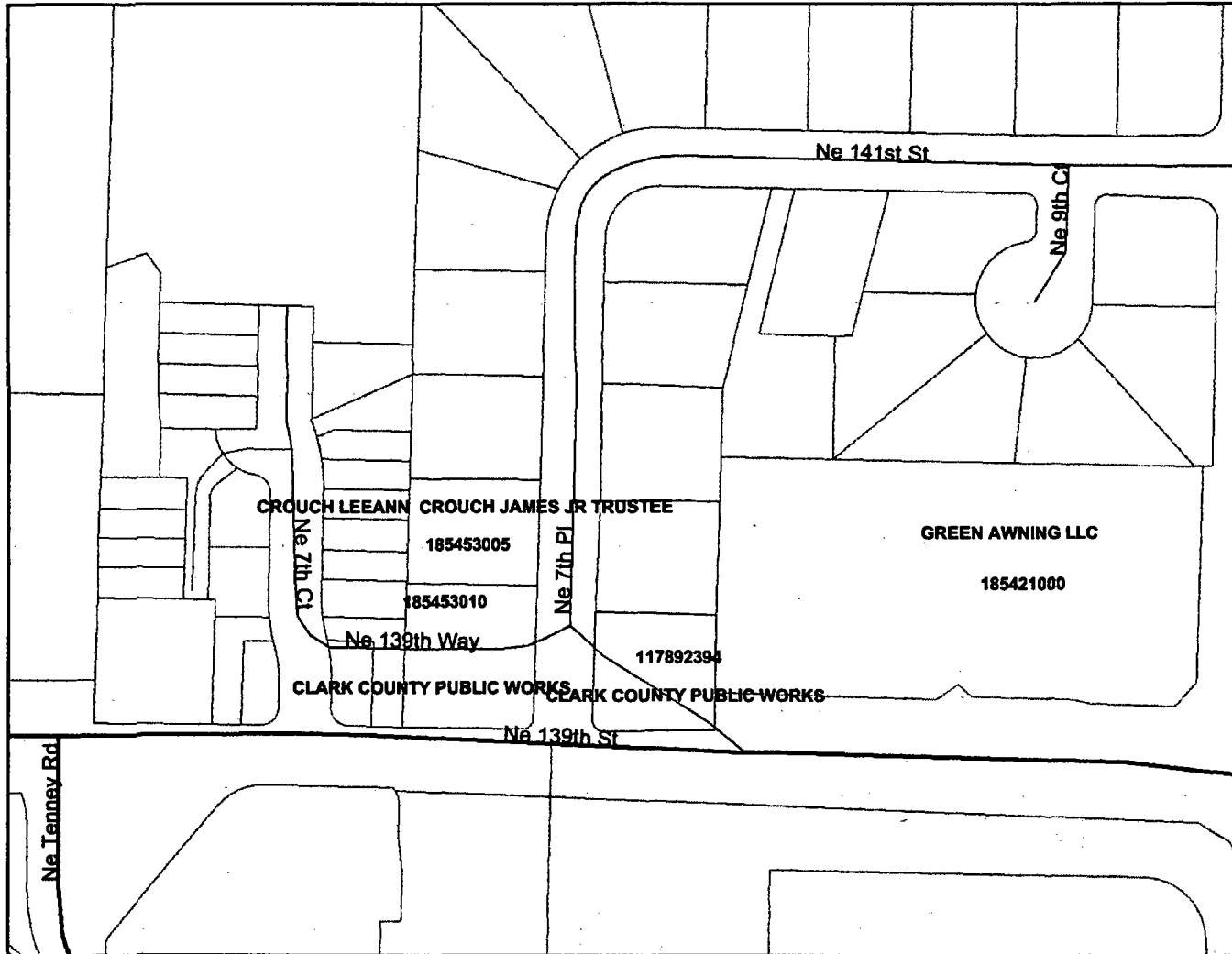
DM
David Madore, Commissioner

Surplus Properties



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: 1087826, 149494



Scale: 1:1,740

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.

After recording return to:
Green Awning LLC
2105 NE 129th St Ste 200
Vancouver, WA 98686

Document Title: Bargain and Sale Deed
Grantor: Clark County, Washington
Grantee: Green Awning, LLC
Legal Description: Deer Run Meadow Lot 11
Ptn of Serial #: 117892-394
Project: Advance R/W Property Sales
CRP #: 11360

PW 13-34

BARGAIN AND SALE DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of Five Thousand Six Hundred Fifty and No/100 Dollars (\$5,650.00), in hand paid bargains, sells, and conveys to **GREEN AWNING, LLC**, a **Washington Limited Liability Company**, Grantee the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" attached hereto and made a part hereof.

Subject to covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications.

Dated this 23rd day of July, 2013.

BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, WASHINGTON

Steve Stuart, Chair

Tom Mielke
Tom Mielke, Commissioner

David Madore
David Madore, Commissioner



Bargain and Sale Deed
Ptn of Serial #: 117892-394
Project: Advance R/W Property Sales
CRP #: 11360

STATE OF WASHINGTON

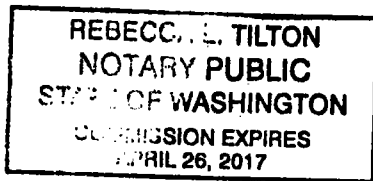
COUNTY OF CLARK

On this 23rd day of July, 2013, before me personally appeared David Madore, Tom Mielke and David Madore, to me known to be the duly elected, qualified and acting County Commissioner(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 7/23/13

Rebecca L. Tilton

Notary Public in and for the State of WA
Residing at Battle Ground
My commission expires: 4/26/17





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COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
SALMON CREEK INTERCHANGE – CRP # 330322
SURPLUS PARCEL

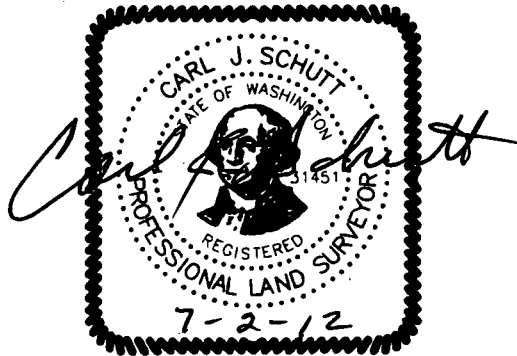
A parcel of land lying in the southeast quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All that portion of that parcel described in that Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded January 27, 2006, under Auditor's File # 4117369, records of Clark County, Washington, listed as Serial No. 117892-394, lying northerly of the following described line:

Beginning at a point on the east line of said parcel, said point being South 1°34'59" West 66.47 feet from the northeast corner thereof; thence North 87°23'34" West 2.75 feet; thence along the arc of a tangent 8.00 foot radius curve right through a central angle of 26°22'49" a distance of 3.68 feet; thence North 61°00'45" West 83.82 feet; thence along the arc of a tangent 43.00 foot radius curve right through a central angle of 45°23'15" a distance of 34.06 feet, more or less, to a point on the west line of said parcel, and there terminating, all in Clark County, Washington.

Bearings are based on the south line of the southeast quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian, as being South 88°50'51" East.

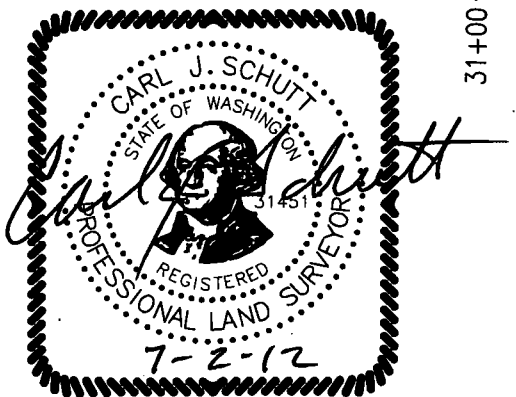
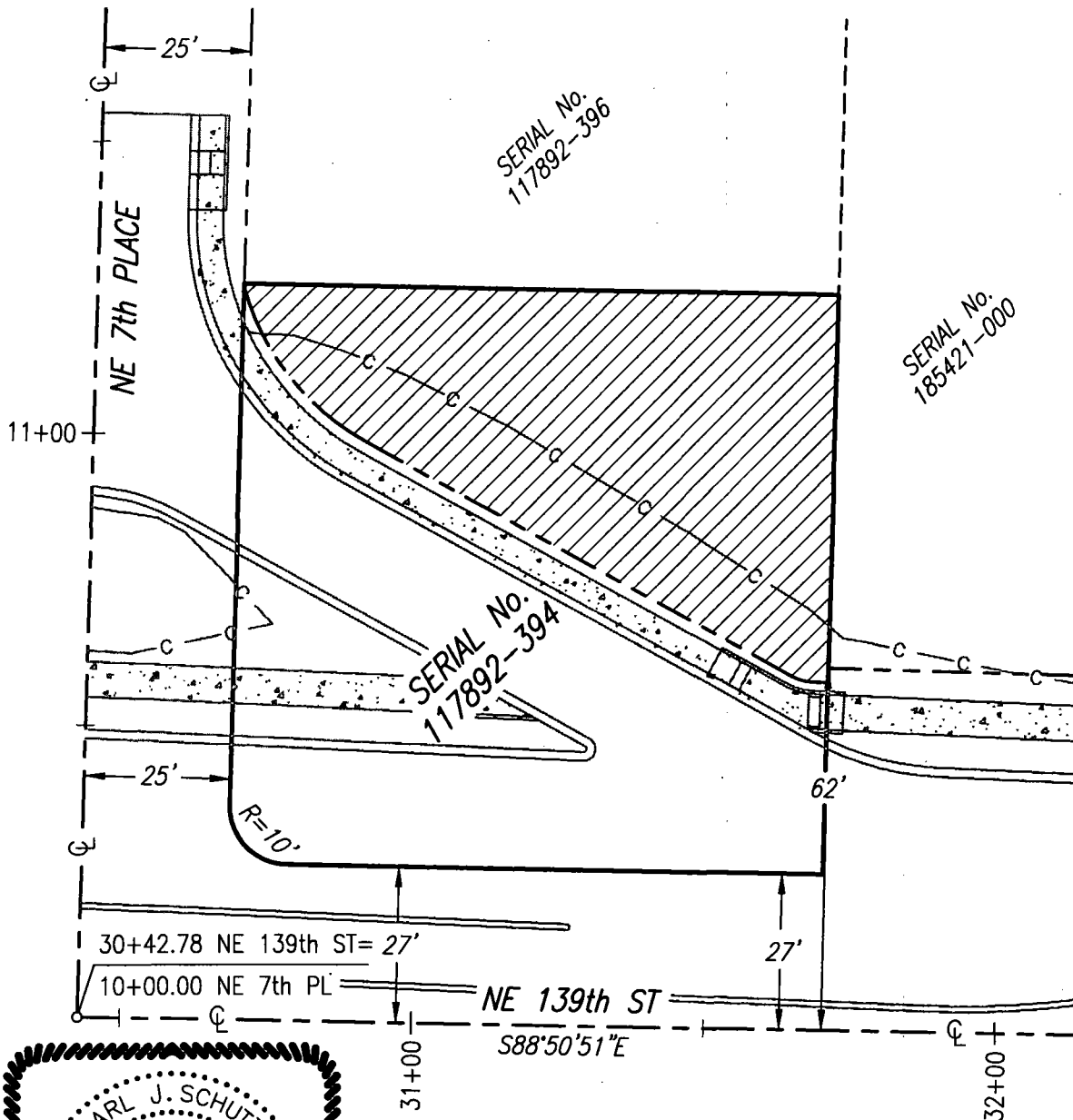
This description contains 4,195 square feet as calculated by the double meridian distance method.



S003.doc

WRITTEN BY: *CSH*
REVIEWED BY: *WCF*

EXHIBIT "B"
 SERIAL No. 117892-394



NOT TO SCALE

Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SE 1/4 SECTION 22 T 3 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
JUNE 2012	NOT TO SCALE	CJS