

**CLARK COUNTY
STAFF REPORT**

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

DATE: March 25, 2014

REQUEST: Approve and execute a Quit Claim Deed to Granada Properties, LLC, a Washington Limited Liability Company. Tax Parcel Number 107358-595.

CHECK ONE: 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: In January 1988 the Treasurer's Office foreclosed on Tax Parcel Number 107358-595 for non-payment of property taxes. The 3,052 sq.ft. parcel is landlocked and is adjacent to two other parcels owned by Granada Properties, who is also in the process of acquiring three other properties in the subdivision. Granda Properties plans to re-subdivide and build six or seven home sites.

COMMUNITY OUTREACH: None.

BUDGET AND POLICY IMPLICATIONS: None. The consideration of \$650.00 will go to the Treasurer's Office and will be disbursed pursuant to RCW 36.35.100 and RCW 35.49.160.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Approve and execute a Quit Claim Deed to Granada Properties, LLC, a Washington Limited Liability Company. Tax Parcel Number 107358-595.


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



Tom Grange, P.E.
Interim Engineering & Construction Division Manager

APPROVED: *March 25, 2014*

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



Heath H. Henderson, P.E.
Interim Public Works Director/County Engineer

SR 6514

TG/HHH/PM/pmm

Attachments: Quit Claim Deed, Fiscal Impact, Resolution, Map

Handwritten initials and marks in the bottom left corner.

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 Quit Claim Deed to Granada Properties, LLC.

Tax Parcel Number 107358-595.

Funds from the sale of this tax foreclosed property will be deposited into the General Fund for the Treasurer's Office.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
0001/General Fund	\$650.00	\$650.00				
Total:	\$650.00	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Property sale.

Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	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	
	GF	Total	GF	Total	GF	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

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

Document Title: Quit Claim Deed
Reference Number of Related Documents: 8802250178
Grantor: Clark County, Washington
Grantees: Granada Properties, LLC
Legal Description: Granada-5 #2 Lot 97
Serial #: 107358-595
Project: Tax Foreclosure Property
WO #: 11301

QUIT CLAIM DEED


THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of good and valuable considerations, as set out herein conveys to **GRANADA PROPERTIES, LLC**, a Washington Limited Liability Company, its heirs and assigns, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

The East 40 feet of Lot 97, Granada-5, according to the plat thereof, recorded in Volume "G" of Plats, Page 542, records of Clark County, Washington.

CONSIDERATIONS: Six Hundred Fifty and No/100 Dollars (\$650.00).

Dated this 26 day of March, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, WASHINGTON



Tom Mielke, Chair

David Madore, Commissioner

Steve Stewart, Commissioner

Quit Claim Deed
Serial #: 107358-595
Project: Tax Foreclosure Property
WO #: 11301

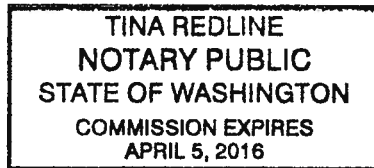
STATE OF WASHINGTON

COUNTY OF CLARK

On this 26 day of March, 2014, before me personally appeared Tom Mielke and _____, 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: March 26, 2014

Tina Redline



Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: April 5, 2016

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2014-03-15

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 26 day of March, 2014, and

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

Document

Quit Claim Deed

Data

FROM: Clark County, Washington

TO: Granada Properties, LLC.

CONSIDERATION: \$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



Tom Mielke, Chair

ATTEST:



Deputy Clerk of the Board

David Madore, Commissioner

Steve Stewart, Commissioner

107358595 Tax Forclosure Parcel



Map center: 1118470, 134893

Scale: 1:891



Legend

- Building Footprints
- Parcels
- Roads
- Alley
- Arterial
- 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



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.