



CLARK COUNTY  
STAFF REPORT

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

DATE: August 12, 2014

REQUEST: Approve and accept a Statutory Warranty Deed from David R. Becker, Jr. and Carolyn D. Becker and William A. Maitland and Michele M. Maitland for the NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> to 78<sup>th</sup> St.) Project, County Road Project Number 313822 for Tax Parcel Number 099730-000.

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 NE 47<sup>th</sup> Avenue road widening project will necessitate the lowering of the hill; this will severely impact the residence on the Becker/Maitland parcel. The .61 acre parcel is zoned light industrial. Any portion of the property not needed for the project will be surplus.

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

**BUDGET AND POLICY IMPLICATIONS:** Funds for the parcel (\$170,000.00) are included in the 2014-2019 Transportation Improvement Program and the 2014 Annual Construction Program.

**FISCAL IMPACTS:**  Yes (see Fiscal Impacts Attachment)  No

**ACTION REQUESTED:** Approve and accept a Statutory Warranty Deed from David R. Becker, Jr. and Carolyn D. Becker and William A. Maitland and Michele M. Maitland for the NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> to 78<sup>th</sup> St.) Project, County Road Project Number 313822 for Tax Parcel Number 099730-000.

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

  
\_\_\_\_\_  
Tom Grange, P.E.  
Engineering & Construction Division Manager

APPROVED:   
\_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

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

DATE:  Aug. 12, 2014   
SR#:  183-14

TG/HHH/PM/pmm  
Attachments: Deed, Fiscal Impact, Resolution, and Map

*my OK 8/12*

# FISCAL IMPACT ATTACHMENT

**Part I - Narrative Description**

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 2014-2019 Transportation Improvement Program and the 2014 Annual Construction Program. Any portion of the property not needed for the project will be surplus.

**Part II - Estimated Revenues**

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
1012/Road Fund	\$170,000	\$170,000				
<b>Total:</b>	<b>\$170,000</b>	<b>\$170,000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

Funding for this project is already budgeted in the 2014 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	RF	Total	RF	Total
1012/Road Fund		\$170,000	\$170,000				
<b>Total:</b>		<b>\$170,000.00</b>	<b>\$170,000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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	\$170,000	\$170,000				
Inter-fund Transfers						
Debt Service						
<b>Total:</b>	<b>\$170,000</b>	<b>\$170,000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

**Document Title: Statutory Warranty Deed**  
**Reference Number of Related Documents:**  
**Grantors: David R. Becker, Jr. and Carolyn D. Becker**  
**and William A. Maitland and Michele M. Maitland**  
**Grantee: Clark County, Washington**  
**Legal Description: Barg Acres #1 Lot 13**  
**Additional Legal Description is attached as Exhibit "A"**  
**Serial #: 099730-000 (4)**  
**Project: NE 47th Ave (NE 68th to 78th St)**  
**CRP #: 313822**

DE 1427

**STATUTORY WARRANTY DEED**

**THE GRANTORS, DAVID R. BECKER, JR. and CAROLYN D. BECKER, husband and wife and WILLIAM A. MAITLAND and MICHELE M. MAITLAND, husband and wife, 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, 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.**

**The West 146.61 feet of the South 181.20 feet of Lot 13, Barg Acres, according to the plat thereof, recorded in Volume "C" of Plats, page 36, records of Clark County, Washington.**


The Grantor represents and warrants that he/she/they is/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: One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00).**

Statutory Warranty Deed  
Serial #: 099730-000 (4)  
Project: NE 47th Ave (NE 68th to 78th St)  
CRP #: 313822

Dated this 24<sup>th</sup> day of July, 2014.

  
\_\_\_\_\_  
David R. Becker, Jr.

  
\_\_\_\_\_  
Carolyn D. Becker

  
\_\_\_\_\_  
William A. Maitland

  
\_\_\_\_\_  
Michele M. Maitland

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON

  
\_\_\_\_\_  
Tom Mielke, Chair

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David Madore, Commissioner

\_\_\_\_\_  
Edward L. Barnes, Commissioner

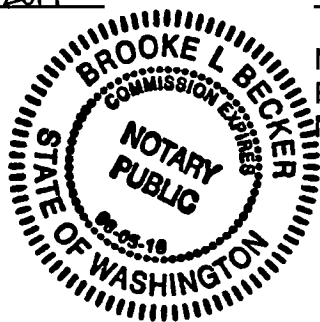
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that David R. Becker, Jr. and Carolyn D. Becker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 24 2014

  
\_\_\_\_\_



Notary Public in and for the State of WA  
Residing at Vancouver WA

My commission expires: ~~5-1-2018~~  
6/1/16

Statutory Warranty Deed  
Serial #: 099730-000 (4)  
Project: NE 47th Ave (NE 68th to 78th St)  
CRP #: 313822

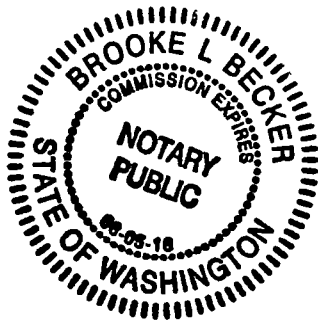
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that William A. Maitland and Michele M. Maitland are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 24 2014

Brooke L. Becker



Notary Public in and for the State of WA  
Residing at Vancouver Wa  
My commission expires: ~~5-1-2017 SB~~  
10/5/2016

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2014-08-04

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

WHEREAS, the Board of County Commissioners is in regular session this 12<sup>th</sup> day of August, 2014, and

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

Document

Statutory Warranty Deed

Data

FROM: David R. Becker, Jr. and Carolyn D. Becker and  
William A. Maitland and Michele M. Maitland  
FOR: NE 47<sup>th</sup> Ave (NE 68<sup>th</sup> St to 78<sup>th</sup> St)  
CRP# 313822  
Consideration: \$170,000.00

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

  
Tom Mielke, Chair

ATTEST:

  
Clerk of the Board

\_\_\_\_\_  
David Madore, Commissioner

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Edward L. Barnes, Commissioner



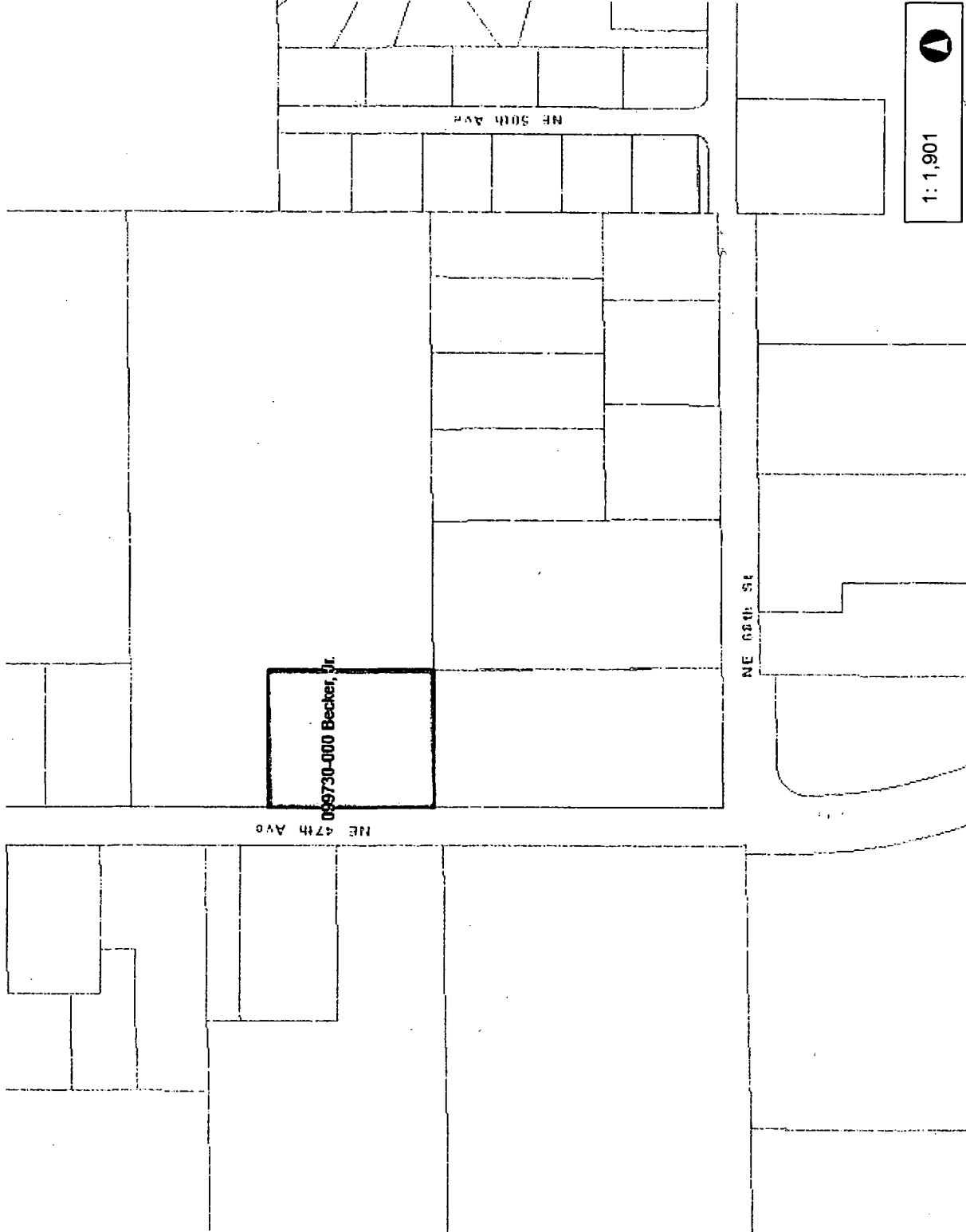
# 099730-000 Becker, Jr. NE 47th Ave



### Legend

- Taxlots
- World Street Map

### Notes:



1: 1,901

316.8

0 158.39

316.8Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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