

CLARK COUNTY STAFF REPORT

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

DATE: June 16, 2015

REQUESTED ACTION: Execute and approve a Bargain and Sale Deed for the sale of surplus property to Clinton Dean Kysar and Gretchen Gail Kysar, for the bid amount of \$10,000.00; Tax parcel number 266111-000.

SR Number:

FOR APPROVAL BY: X BOCC COUNTY MANAGER HEARING

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

This one (1) acre parcel zoned FR-40 was purchased in 1918 for a rock crusher site, but was never utilized by Clark County. The Board declared the one (1) acre parcel surplus (SR 089-15) and approved it being sold. The highest bid was \$10,000.00 by an adjoining property owner.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COUNCIL 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.

PREVIOUS REVIEWS AND ACTIONS

None.

COMMUNITY OUTREACH

The parcel was advertised by Public Works in *The Reflector* two weeks prior to the sale.



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OK
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BUDGET IMPLICATIONS

YES	NO	
	X	Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
X		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

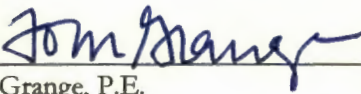
DISTRIBUTION OF BOARD STAFF REPORTS:

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>
Copies are available by close of business on the Thursday after council deliberations.

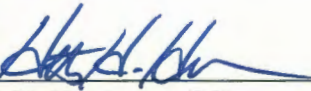
DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:

Public Works Administration – Anita Temme
Please notify Real Property Services of the Board’s action by calling extension 4975.

PUBLIC WORKS APPROVALS:



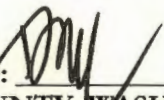
Tom Grange, P.E.
Engineering & Construction Division Manager



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

Attachments:

- Deed, Fiscal Impact, Resolution, and Map

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: June 16, 2015

SR #: SR 125-15

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

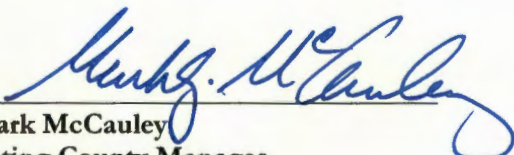
SR Number:

REQUESTED ACTION:

Execute and approve a Bargain and Sale Deed for the sale of surplus property to Clinton and Gretchen Kysar, for the bid amount of \$10,000.00; Tax parcel number 266111-000.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
<i>Approval</i> Denial	<i>Enter conditions or requests here</i>	Yes <i>No</i>


Mark McCauley
Acting County Manager

DISTRIBUTION

Public Works Administration – Anita Temme

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

BUDGET IMPACT ATTACHMENT

Part 1: Narrative

Money received from the sale of these properties will be deposited back into the road fund. The properties are being marketed pursuant to County Code CCC233A.180-(13).

Part 2: Budget Impact

Expenditure:

Fund	Dept	Obj	Expense Change Year 1	Expense Change Year 2	Expense Change Year 3	Expense Change Year 4	Expense Change Year 5	Expense Change Year 6	One Time or Ongoing
Total:			\$0	\$0	\$0	\$0	\$0	\$0	\$0

Revenue:

Fund	Dept	Obj	Revenue Change Year 1	Revenue Change Year 2	Revenue Change Year 3	Revenue Change Year 4	Revenue Change Year 5	Revenue Change Year 6	One Time or Ongoing
1012	511		\$10,000						
Total:			\$10,000	\$0	\$0	\$0	\$0	\$0	\$0

Part 3: FTE Profile Over Time

# FTE	Type*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6

*operating, revenue, project, temporary

After recording return to:
Clark County Public Works
Real Property Services
PO Box 9810
Vancouver, WA 98666-9810

Document Title: **Bargain and Sale Deed**
Grantor: **Clark County, Washington**
Grantee: **Clinton Dean Kysar and Gretchen Gail Kysar**
Legal Description: **#3 Sec 31 T5N R2E WM**
Serial #: **266111-000**
Project: **Advance R/W Property Sales**
WO #: **11360**

DE 15-38

BARGAIN AND SALE DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of Ten Thousand and No/100 Dollars (\$10,000.00), in hand paid bargains, sells, and conveys to **CLINTON DEAN KYSAR and GRETCHEN GAIL KYSAR, husband and wife**, Grantees the following described real estate, situated in the County of Clark, State of Washington:

A portion of the Southeast quarter of the Northwest quarter of Section 31, Township 5 North, Range 2 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at a point 16 chains North and 473 feet West of the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 31, running thence West 187 feet; thence South 233 feet; thence East 187 feet; thence North 233 feet to the point of beginning.

"SUBJECT TO the encumbrances, exceptions, easements, restrictions and reservations set forth in **EXHIBIT "A"**, which is attached hereto and made a part hereof by this reference."

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.

Bargain and Sale Deed
Serial #: 266111-000
Project: Advance R/W Property Sales
WO #: 11360

Dated this 16th day of June, 2015.

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON

[Signature]
David Madore, Chair

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

STATE OF WASHINGTON

COUNTY OF CLARK

On this 16th day of June, 2015, before me personally appeared _____ and David Madore, to me known to be the duly elected, qualified and acting County Councilors(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/she/they is/are authorized to execute said instrument by resolution of the Board of County Councilors of Clark County and that the seal affixed is the official seal of Clark County.

Dated: June 16, 2015

[Signature]

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

REBECCA L. TILTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 26, 2017

Exhibit A

Subject to taxes for the current year, if any, and future years.

Subject to Reservations and exceptions expressed in conveyance to Northern Pacific Railway Company recorded in Book 51, Page 253, records of Clark County, Washington as follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same; but the grantor, its successor and assigns, shall pay to the grantee, or his heirs or assigns, the market value at the time mining operations are commenced of such portion of the surface as may be used for such operations or injury thereby, including any improvements thereof.

Said reservation was partially assigned to Milestone Petroleum, Inc., a Delaware Corporation, recorded May 29, 1984 under Auditor's File No. 8405290055 in Clark County, State of Washington and the remainder assigned to Meridian Minerals Company, a Montana Corporation, recorded June 27, 1988, under Auditor's File No. 8806270039 in Clark County, State of Washington.

Said Meridian Minerals Company's interest was reclaimed by Notice of Claim to Severed Mineral Interest, recorded under Auditor's File Nos. 3557941, 3557942, 4600577 and 4600578.

Subject to Reservations contained in deed from Clarke County, Washington recorded April 6, 1918 in Book 124, page 384, records of Clark County, Washington.

Subject to Easement to Northwest Electric Co., a Washington corporation for right of way recorded in Book 207, page 21, records of Clark County, Washington.

Subject to a lack of a right of access to the lands herein described from any public road.

Subject to any question or dispute about ownership or adverse possession arising from the record conflict in the legal descriptions between the subject property and the property adjoining on the North and West side, by reason of the differing manner in which the two properties are described.

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2015-06-15

IN THE MATTER OF EXECUTION OF BARGAIN AND SALE DEED FROM CLARK COUTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this
11th day of June, 2015, and

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

Document

Bargain and Sale Deed

Data

FROM: Clark County, Washington
TO: Clinton Dean Kysar and Gretchen Gail Kysar
CONSIDERATION: \$10,000.00

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 Councilors.

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:



Rebecca J. Fitter
Clerk of the Board

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

266142000
KYSAR CLINTON D & KYSAR GRETCHEN G

266111000
CLARK COUNTY PUBLIC WORKS OPERATIONS CENTER

266112000
TAYLOR FRANK & TAYLOR PATRICIA

266110000
TAYLOR FRANK & TAYLOR PATRICIA

NE TAYLOR VALLEY RD