



# CLARK COUNTY STAFF REPORT

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

**DATE:** September 22, 2015

**REQUESTED ACTION:** Execute and approve a Bargain and Sale Deed for the sale of surplus property to John Yu and Grace Yu, for the bid amount of \$300,000.00; Tax parcel number 097895-000.

Consent       Hearing       County Manager

### 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 .79 acre property, zoned GC (commercial districts), is at the southeast corner of Highway 99 and N.E. 88th Street, (Tax Parcel Nos. 097895-000). This parcel is the remainder after NE 88th Street improvements have been constructed and the right-of-way for future Highway 99 improvements has been retained. The Board declared the property surplus and authorized its sale at auction (PW 15-032) and was sold by a sealed bid auction through Realty Marketing Northwest for the bid amount of \$300,000.00.

### **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.

### **ADMINISTRATIVE POLICY IMPLICATIONS**

None.

### **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 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.

*Handwritten initials: m, dk, y.t.*

**BUDGET DETAILS**

Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	Road Fund
Company Name	Realty Marketing Northwest

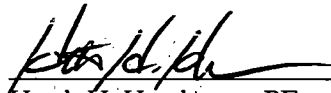
**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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



Heath H. Henderson, PE  
Public Works Director/County Engineer

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: 9/22/15

SR# SR 184-15

APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_



CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-09-12

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  
22<sup>nd</sup> day of September, 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: John Yu and Grace Yu  
CONSIDERATION: \$300,000.00

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:

  
\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Jeanne E. Stewart, Councilor

\_\_\_\_\_  
Tom Mielke, Councilor

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: Grace Yu  
Legal Description: King Hill Acres Lot 9, 10 & 2/11  
Serial #: 097895-000  
Project: Advance R/W Property Sales  
CRP #: 11360

PW 15-58

**BARGAIN AND SALE DEED**

THE GRANTOR, CLARK COUNTY, WASHINGTON, a political subdivision of the State of Washington, for and in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00), in hand paid bargains, sells, and conveys to JOHN YU and GRACE YU husband and wife, Grantees the following described real estate, situated in the County of Clark, State of Washington:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

Subject to the encumbrances, exceptions, easements, restrictions and reservations set forth in Exhibit "B", 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.

Dated this 22<sup>nd</sup> day of Sept., 2015.

BOARD OF COUNTY COUNCILORS  
OF CLARK COUNTY, WASHINGTON



\_\_\_\_\_  
David Madore, Chair

\_\_\_\_\_  
Jeanne E. Stewart, Councilor

\_\_\_\_\_  
Tom Mielke, Councilor

Bargain and Sale Deed  
Serial #: 097895-000  
Project: Advance R/W Property Sales  
CRP #: 11360

STATE OF WASHINGTON

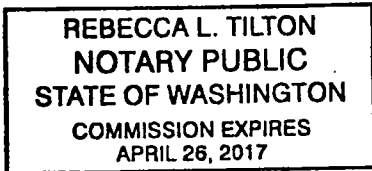
COUNTY OF CLARK

On this 22<sup>nd</sup> day of September, 2015, before me personally appeared David Madore and \_\_\_\_\_, to me known to be the duly elected, qualified and acting County Councilor(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: 9/22/15

Rebecca L. Tilton

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





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**CLARK COUNTY**  
WASHINGTON

*Superior service that is responsive and cost justified*

**PUBLIC WORKS**  
**COUNTY SURVEYOR'S OFFICE**

**EXHIBIT "A"**

**CLARK COUNTY SURPLUS DESCRIPTION**

A parcel of land lying in the Southwest 1/4 of Section 2, Township 2 North, Range 1 East of the Willamette Meridian in Clark County, Washington, 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 November 26, 2012 under Auditor's file # 4915018, , together with all that portion of that parcel described in that Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded August 27, 2009 under Auditor's file # 4597510, listed as Serial No.'s 097895-000, 097900-000, 097901-000, and 097906-000, records of Clark County, Washington, lying southerly of the following described line:

Beginning at a point on the south line of the north 100 feet of Lot 11, King Hill Acres, according to the plat thereof, recorded in Book "D" of plats, at Page 71, records of Clark County, Washington, being 4.00 feet west of the southeast corner thereof; thence to a point 83.00 feet southerly of, when measured at right angles to the centerline of Northeast 88th Street, as described in Exhibit "B", attached, opposite Engineer's station 106+72.00; thence to a point 49.50 feet southerly of, when measured at right angles to said centerline opposite station 106+38.00; thence to a point 44.50 feet southerly of, when measured at right angles to said centerline opposite station 105+00.00; thence to a point 50.00 feet southerly of, when measured at right angles to said centerline opposite station 104+41.50; thence to a point 87.50 feet southerly of, when measured at right angles to said centerline opposite station 103+97.00; thence to a point 198.00 feet southerly of, when measured at right angles to said centerline opposite station 103+67.00; thence South 30°28'39" West 43.40 feet, more or less, to a point on the southerly line of said parcel, and there terminating, all in Clark County, Washington.

This description contains 34,514 square feet as calculated by the double meridian distance method.



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



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**CLARK COUNTY**  
WASHINGTON

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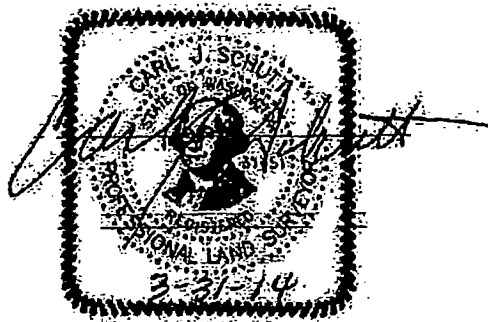
**PUBLIC WORKS**  
**COUNTY SURVEYOR'S OFFICE**

**EXHIBIT "B"**  
**NE 88th STREET CENTERLINE DESCRIPTION**  
**CRP #330222**

A strip of land lying in Section 2, Township 2 North, Range 1 East of the Willamette Meridian, the centerline of said strip being more particularly described as follows:

Beginning at a brass cap on the north line of the W. Kelly DLC #37, said point bears North 00°39'53" East 11.63 feet from a brass cap marking the west quarter corner of said Section 2, said point also being designated as Engineer's station 100+00.00; thence South 89°07'22" East 693.45 feet to a brass cap marking the intersection of Northeast 88th Street and Northeast 13th Avenue; thence South 89°07'09" East 2584.57 feet to a brass cap marking the northeast corner of said Kelly DLC; thence South 88°06'51" East 706.29 feet; thence South 89°06'33" East 1332.51 feet to a brass cap marking the east quarter corner of said Section 2, and there terminating, all in Clark County, Washington

Bearings hereon used are based on the south line of the northwest quarter of said Section 2 as being South 89°06'32" East based on the Washington State Plane Coordinate System, South zone, NAD83(91) adjustment. The control scheme is on file at the Clark County Surveyor's office.



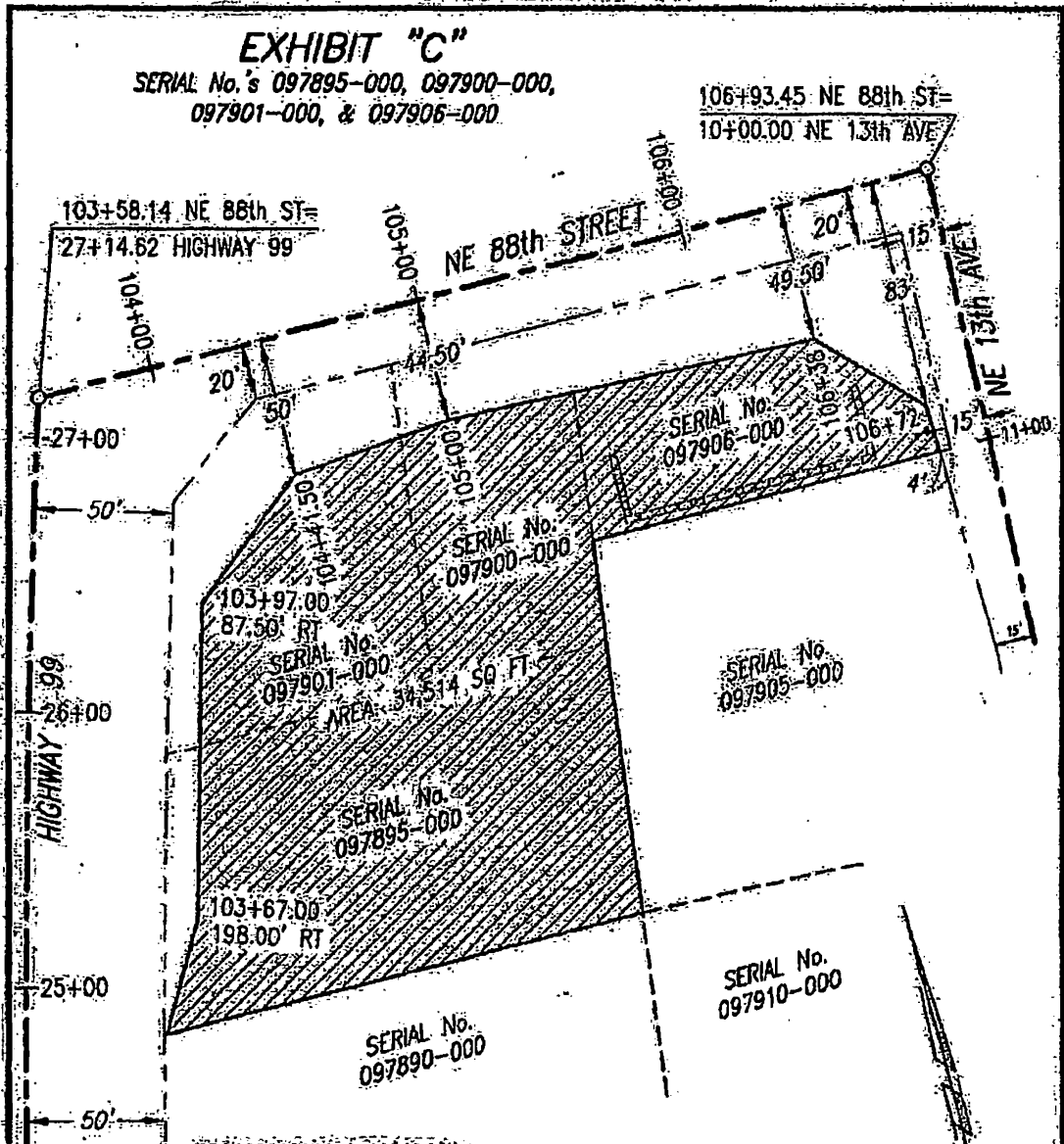
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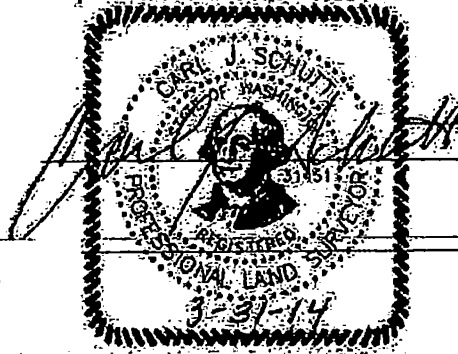
# EXHIBIT "C"

SERIAL No.'s 097895-000, 097900-000,  
097901-000, & 097906-000

106+93.45 NE 88th ST=  
10+00.00 NE 13th AVE



NOT TO SCALE

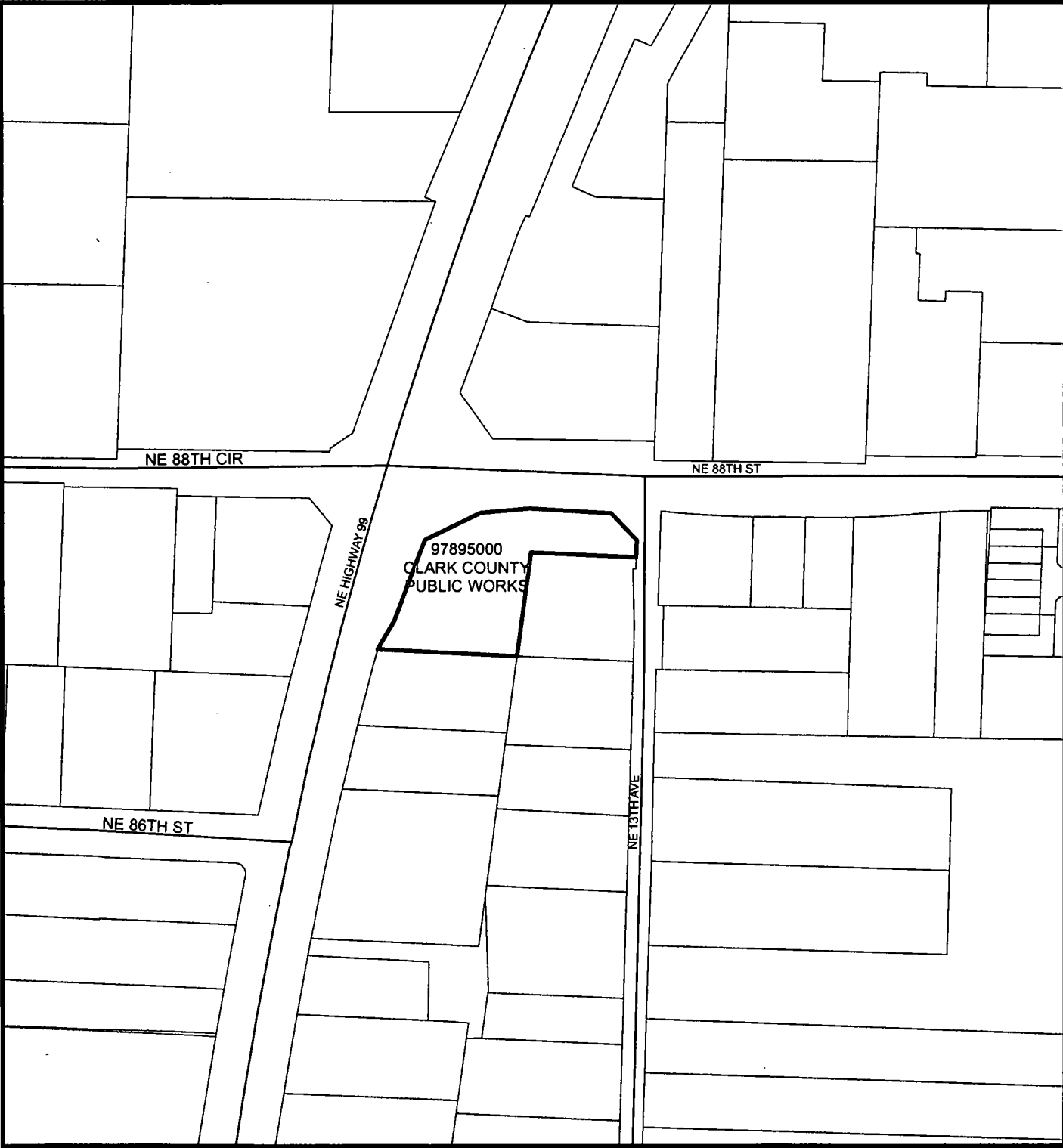


Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SW 1/4 SECTION 2 T 2 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
MAR. 2014	NOT TO SCALE	CJS

Exhibit "D"

1. Taxes for the current year, if any, and future years.
2. Future possible tap or sewer connection charges to be levied by Clark County Public Sewer District No. 1, as disclosed by instrument recorded June 27, 1978 under Auditor's File Number 7806270142.
3. Assessments, if any, levied by the Clark Regional Wastewater District.
4. Notice of Local Facilities Charge in the amount of \$5,154.65 and the terms and conditions thereof, recorded June 6, 2014 as Auditor's File Number 5078123.
5. Electrical transmission and distribution easement recorded February 16, 1931 as Auditor's File Number D 1249, Book 214, page 100, records of Clark County, Washington.
6. Electric transmission and distribution easement granted to Public Utility District No. 1 of Clark County, recorded May 7, 2012 as Auditor's File Number 4852015, records of Clark County, Washington.
7. Electric transmission and distribution easement granted to Public Utility District No. 1 of Clark County, recorded July 3, 2012 as Auditor's File Number 4869176, records of Clark County, Washington.
8. Electric transmission and distribution easement granted to Public Utility District No. 1 of Clark County, recorded July 3, 2012 as Auditor's File Number 4869177, records of Clark County, Washington.
9. Roadway easement recorded as Auditor's File Number G 167094, records of Clark County, Washington.
10. 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 South, by reason of the differing manner in which the two properties are described.

Tax Parcel #097895-000



KEY

1:2,269



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**CLARK COUNTY**  
WASHINGTON Geographic Information System

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

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