

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works, Engineering & Construction Division

**DATE:** May 19, 2020

**REQUESTED ACTION:** Authorize the county manager to accept a Warranty Deed from the Estate of Nancy L. Rader for Parcel No. 099777-330. CRP No. 323522

Consent     Hearing     County Manager

---

### BACKGROUND

Clark County is acquiring Parcel No. 0997777-330 from the estate of Nancy L. Rader. The owner recently passed away and the family is ready to sell the property. This 1.03 acre property is zoned Light Industrial (IL). Acquiring this property will help preserve the corridor and allow a connection between Northeast 40th Avenue and Northeast Minnehaha Street.

The county manager approved an Option to Purchase agreement between the family and the county on November 18, 2019. Public Works now seeks council approval for acceptance of the warranty deed to complete this transaction. The \$330,000 acquisition price is based on an independent appraisal.

### COUNCIL POLICY IMPLICATIONS

None. Acquisition funds for this parcel are included in the 2020-2025 Transportation Improvement Program and the 2020 Annual Construction Program.

### ADMINISTRATIVE POLICY IMPLICATIONS

None.

### COMMUNITY OUTREACH

This project has been involved in a public outreach program that included contact with property owners within the area.

**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.

**BUDGET DETAILS**

Local Fund Dollar Amount	\$330,000
Grant Fund Dollar Amount	N/A
Account	Road Fund
Company Name	N/A

**DISTRIBUTION:**

Council staff will post all staff reports to the web. <https://www.clark.wa.gov/council-meetings>

**ATTACHMENTS:** (1) Resolution; (2) Warranty Deed; and (3) PowerPoint

*Tom Grange*

Tom Grange, PE  
Engineering & Construction Division Manager

*Ahmad Qayoumi*

Ahmad Qayoumi, PE  
Public Works Director/County Engineer

*Cherie Sabug*

Cherie Sabug  
Interim Finance Division Manager

Primary Staff: Jennifer Daniel, Ext. 4393

APPROVED: *[Signature]*  
CLARK COUNTY, WASHINGTON  
CLARK COUNTY COUNCIL

DATE: May 19, 2020

SR# 072-20



CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2020-05-10

IN THE MATTER OF ACCEPTANCE OF WARRANTY DEED TO CLARK COUNTY

WHEREAS, the County Council, Clark County, WA is in regular session this 19<sup>th</sup> day of May, 2020, and

WHEREAS, it appears to the council that the best interests of Clark County will be served by the acceptance of the following document:

Document

Warranty Deed

Data

FROM: The Estate of Nancy L. Rader  
TO: Clark County, Washington  
CONSIDERATION: \$330,000

NOW THEREFORE, IT IS HEREBY RESOLVED that the above mentioned documents be accepted by the County Manager and then be recorded and filed.

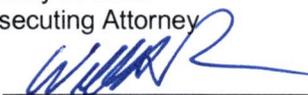
IT IS FURTHER RESOLVED that the copies of this Resolution should be filed with the County Auditor, County Engineer and in the records of the County Council.



ATTEST:

  
Clerk of the Council

Approved as to Form Only:  
Anthony F. Golik  
Prosecuting Attorney

By: 

COUNTY COUNCIL  
CLARK COUNTY, WASHINGTON

  
Eileen Quiring, Chair

\_\_\_\_\_  
Temple Lentz, District 1

\_\_\_\_\_  
Julie Olson, District 2

\_\_\_\_\_  
John Blom, District 3

\_\_\_\_\_  
Gary Medvigy, District 4

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

**Document Title: Warranty Deed**  
**Grantor: The Estate of Nancy L. Rader**  
**Grantee: Clark County, Washington**  
**Legal Description: Kempton Lot 18 Blk 2**  
**Additional Legal Description is on Page 3 of Document.**  
**Assessor's Tax Parcel Number: 099777-330**

DE 20-07

**WARRANTY DEED**

**NE 40th Avenue (NE 63rd Street to RR)**

The Grantor, **THE ESTATE OF NANCY L. RADER**, deceased for and in consideration of the sum of Three Hundred Thirty Thousand and No/100 (\$330,000.00) Dollars, and other valuable consideration, hereby conveys and warrants to **CLARK COUNTY**, a political subdivision of the State of Washington, Grantee, the following described real property situated in Clark County, in the State of Washington, to wit:

See Exhibits attached hereto and made a part hereof.

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon Clark County unless and until accepted and approved hereon in writing by the County Council, Clark County, Washington or its authorized agent.

**WARRANTY DEED**

Date: 2-28-20

The Estate of Nancy L. Rader, deceased

By: Kent E. Smith  
Kent E. Smith, Co-Personal Representative

By: Sheri L. Smith  
Sheri L. Smith, Co-Personal Representative

Accepted on behalf of Clark County  
Clark County, Washington  
Kathleen Otto  
Kathleen Otto  
Interim County Manager

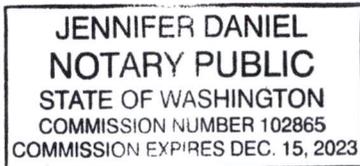
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Kent E. Smith is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Nancy L. Rader, deceased to be its free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-28-2020

Jennifer Daniel  
Notary Public in and for the State of WA  
Residing at Vancouver  
My commission expires: 12-15-2023



**WARRANTY DEED**

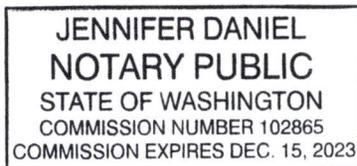
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Sheri L. Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Nancy L. Rader, deceased to be its free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3-3-2020

  
\_\_\_\_\_  
Jennifer Daniel  
Notary Public in and for the State of WA  
Residing at Vancouver  
My commission expires: 12-15-2023



**EXHIBIT "A"**

**Lot 18, Block 2 of KEMPTON, according to the Plat thereof, recorded in Book "3" of Plats, page 50, records of Clark County, Washington.**

**EXCEPT that portion conveyd to Clark County, Washington by deed recorded June 4, 1974 under Auditor's File No. G 664105.**

# Extension of Northeast 40th Avenue South to Northeast Minnehaha Street

---

## Public Works



## NE 40th Avenue Extension - South to Minnehaha St.

- Clark County is acquiring this 1.03 acre property in order to preserve the corridor so that Northeast 40th Avenue can be connected to Northeast Minnehaha Street.
- The owner of the property recently passed away and the family is ready to sell the property.
- The county manager approved an Option to Purchase agreement between the family and the county on November 18, 2019.
- Public Works seeks council approval for acceptance of the Warranty Deed to complete this transaction.
- The \$330,000 acquisition price is based on an independent appraisal.



# NE 40th Avenue Extension - South to Minnehaha St.

