



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

HILARY S. FRANZ
COMMISSIONER OF PUBLIC LANDS

CHERRY GARDENS REPLACEMENT PURCHASE

PROPOSAL

The Department of Natural Resources proposes to purchase 5.55 acres, more or less, of real property owned by King County Fire District No. 45 and located in King County. The property was previously sold by the DNR to King County Fire District No. 45 and the DNR retained a first right of refusal. The property will be returned to Common School Trust. The purchase is authorized by RCW 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. Sess.

BENEFITS

This acquisition will prevent residential development along a major haul route to the Marckworth Forest.

GENERAL LOCATION

The property is approximately 3.68 miles East of Duvall and is within Section 9, Township 26 North, Range 07 East, W.M., in South Puget Region.

VALUATION

Purchase price is \$190,000.00.

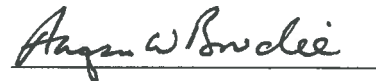
COMMENTS

Conveyance of title will be by Quitclaim Deed, and title insurance will be provided by the seller. Mineral Rights will be reserved by DNR.

Division Manager



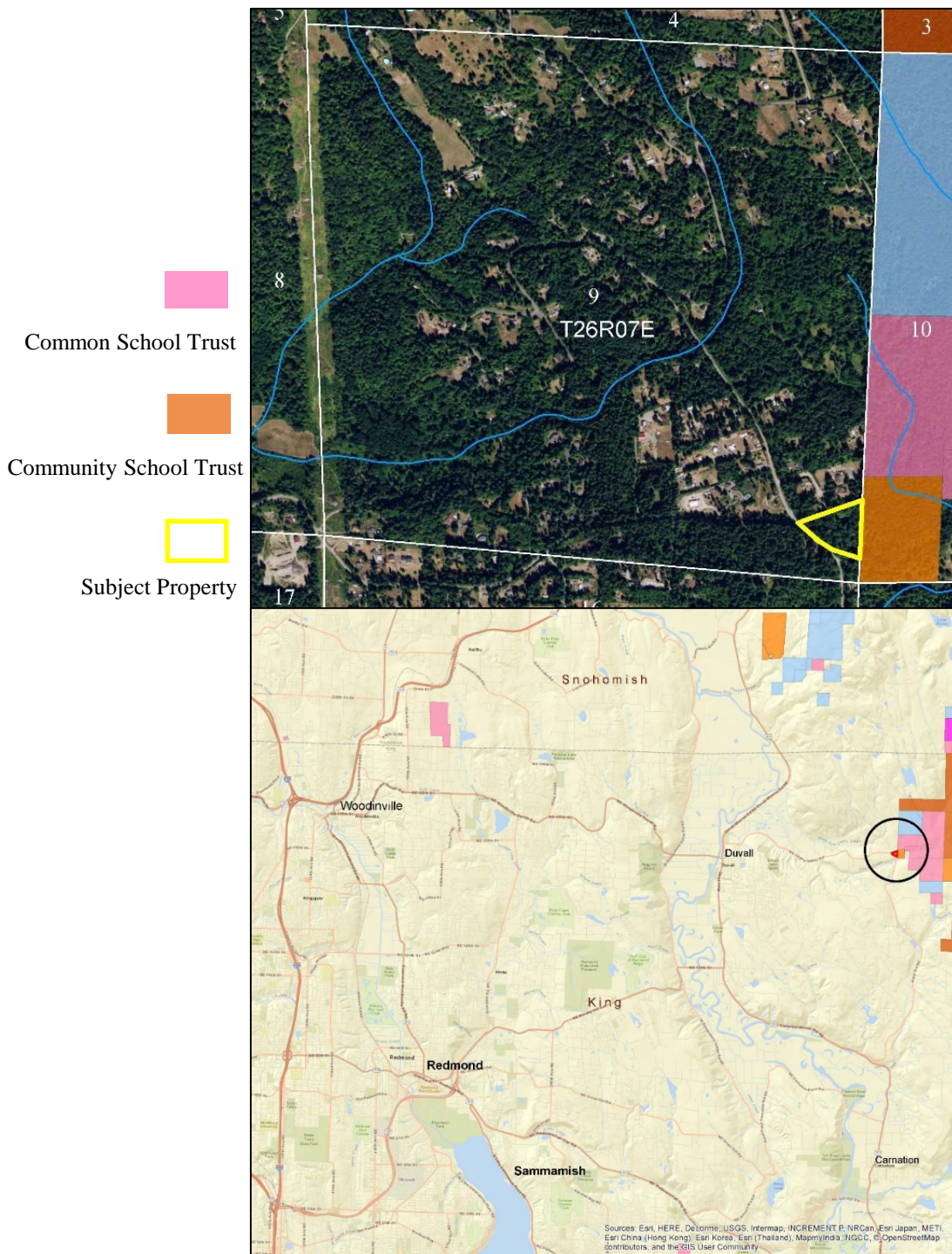
Deputy Supervisor
for State Uplands



Date of Board Approval

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

CHERRY GARDENS



Within Section 09, Township 26 North, Range 07 East, W.M., King County

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES**

RESOLUTION NO. 1500

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from King County Fire District No. 45 (hereinafter referred to as "Seller"), as authorized by RCW 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. Sess., under Department of Natural Resources Purchase File No. 08-095169.

**BE IT RESOLVED BY THE BOARD OF NATURAL RESOURCES,
DEPARTMENT OF NATURAL RESOURCES, STATE OF WASHINGTON, THAT:**

SECTION 1. Seller is the owner of the real property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The Board of Natural Resources finds that purchase of the real property described in Exhibit A as replacement trust property is authorized by RCW 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3rd Spec. Sess. The purchase of real property described herein contributes to the real property asset base, has income potential, and is therefore suitable for replacing trust lands previously approved for transfer by the Board.

SECTION 3. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments and to certify and approve such deeds as are necessary or proper to complete the purchase of the above referenced real property.

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Seller will convey their property to the State of Washington by quitclaim deed and will furnish, at their expense, a policy of owner's standard title insurance in the full amount of the purchase price.
- B. The Department of Natural Resources is authorized to disburse \$190,000 from the Real Property Replacement Account for acquisition of the replacement trust property described in Exhibit A as required by the Purchase and Sale Agreement.
- C. Should the purchase authorized by this resolution be consummated, the State of Washington, Department of Natural Resources, shall hold and administer the real property described in Exhibit A as Common School Trust property, as provided for under the laws of the State of Washington.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Commissioner of Public Lands.

HILARY S. FRANZ
Commissioner of Public Lands

Approved as to form this 13th
day of March, 2017


Assistant Attorney General

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
RESOLUTION**

EXHIBIT A

LEGAL DESCRIPTION

The following describes the land to be transferred to State of Washington, acting by and through the Department of Natural Resources:

Portion of Section 9, T26N, R7 W, W.M.
King County, Washington

Tract 89, Cherry Gardens Division No. 2, according to the plat thereof recorded in Volume 22 of Plats, page 27, in King County, Washington

Rynea L. Edwards, CfedS, PLS 45158
Land Description & R/W Specialist
Engineering
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