



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
 Peter Goldmark - Commissioner of Public Lands  
 Clay Sprague, Deputy Supervisor of Uplands

**LAKE ROESIGER REAL PROPERTY REPLACEMENT PURCHASE**

**PROPOSAL**

The Department of Natural Resources proposes to purchase 2,845 acres, more or less, of real property owned by David E. Barnett and Kristine E. Barnett, LRNW II, LLC, a Washington Limited Liability Company and LRNW III, LLC, a Washington Limited Liability Company, and located in Snohomish County. This property purchase is authorized by RCW 79.17.210 and within the appropriation and provisions of Section 3197, Chapter 497, Washington Laws of 2009. It is also authorized by RCW 79.19.020 and within the appropriation and provisions of Section 3196, Chapter 497, Washington Laws of 2009.

**BENEFITS**

The Common School Trust asset base is improved by:

- Acquiring working forestlands at risk of conversion that have income production potential and
- Acquiring a trust land edge-holding, consolidating ownership into a blocked unit.

**GENERAL LOCATION**

The property is approximately 11 miles east of Everett and 7 miles northeast of Monroe, directly west of Lake Roesiger, and within Sections 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31 and 32, Township 29 North, Range 7 East, W.M., in Northwest Region.

**VALUATION**

Purchase price is \$6,579,000.

**COMMENTS**

This purchase is made in partnership with Snohomish County. In simultaneous transactions with the landowner, Snohomish County will acquire 40 acres for a park, in addition to a conservation easement, effectively removing development potential, on 200 of the 2,845 acres that DNR will acquire. Conveyance of title will be by Statutory Warranty Deed and title insurance will be provided by the seller. Minerals not previously reserved will be acquired.

Division Manager



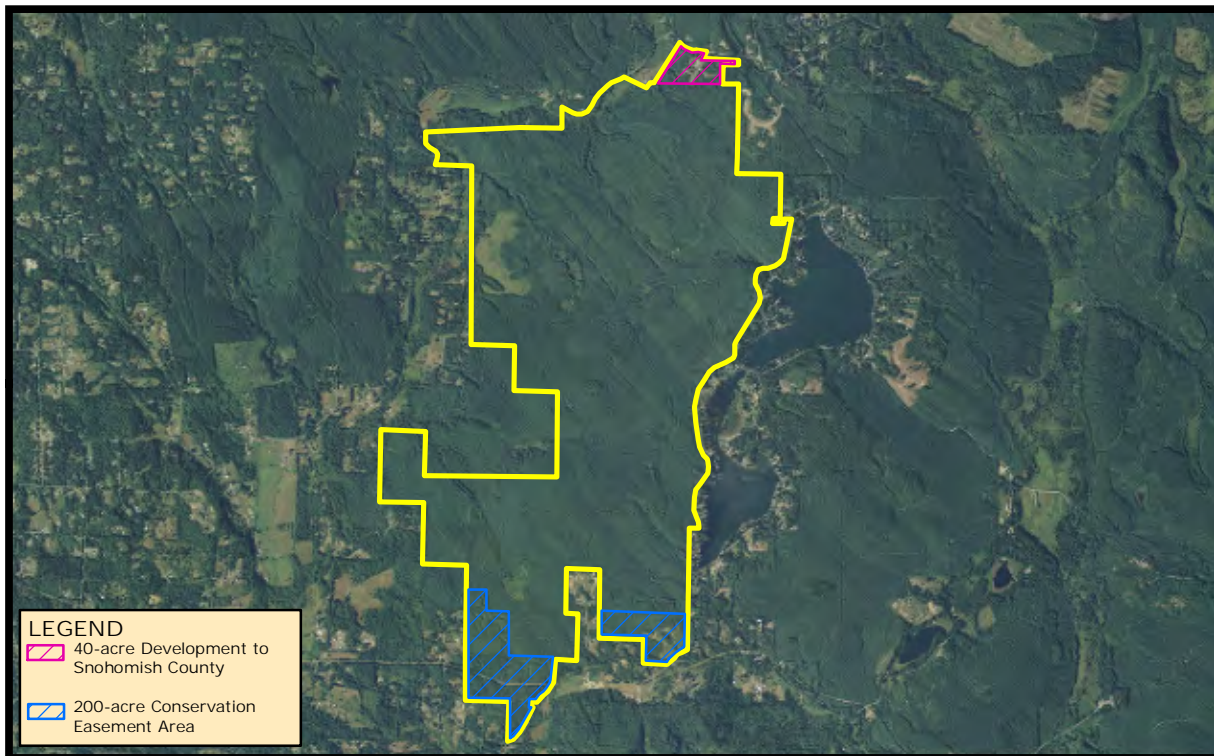
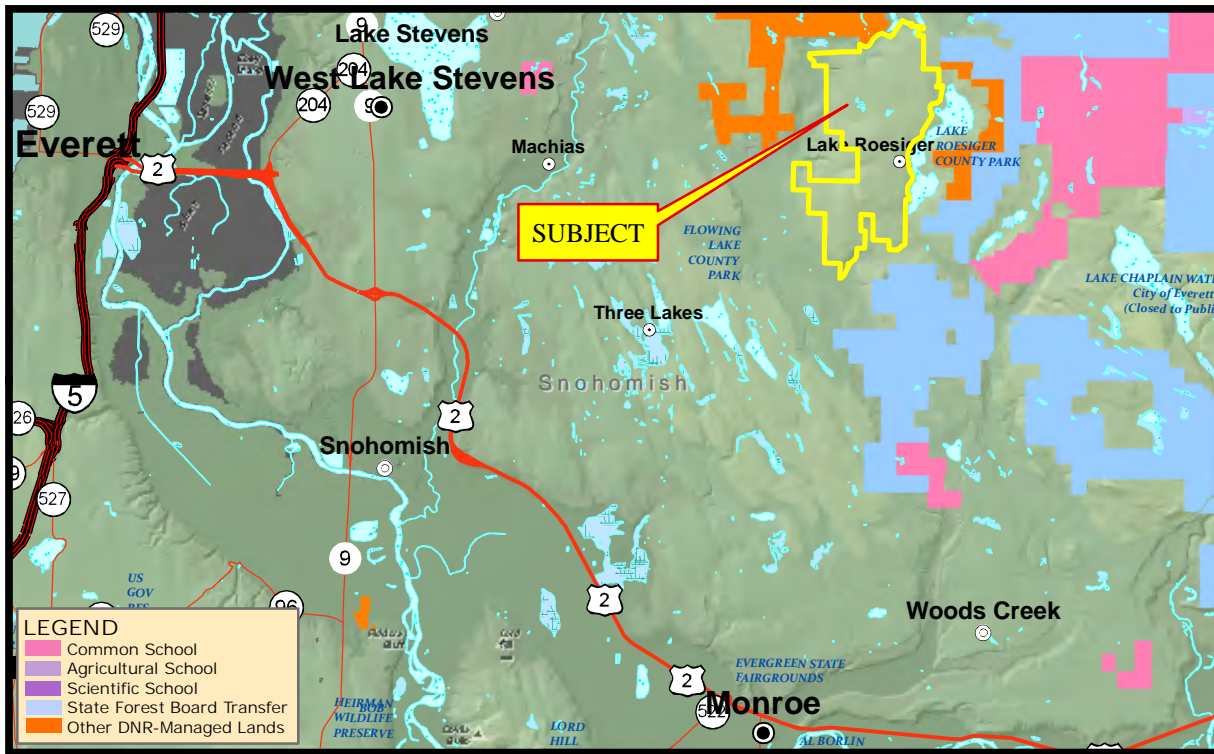
Deputy Supervisor  
 Uplands



Date of Board Approval

\_\_\_\_\_

STATE OF WASHINGTON  
 DEPARTMENT OF NATURAL RESOURCES  
 BOARD OF NATURAL RESOURCES  
 LAKE ROESIGER



Within Sections 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31 and 32, Township 29 North, Range 07 East, W.M.,  
 Snohomish County



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

**RESOLUTION NO. \_\_\_\_\_**

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from David E. Barnett and Kristine E. Barnett, LRNW II, LLC, a Washington Limited Liability Company and LRNW III, LLC, a Washington Limited Liability Company. This property purchase is authorized by RCW 79.17.210 and within the appropriation and provisions of Section 3197, Chapter 497, Washington Laws of 2009. The purchase is also authorized by RCW 79.19.020 and within the appropriation and provisions of Section 3196, Chapter 497, Washington Laws of 2009, purchase file number 08-086994.

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

**SECTION 1.** David E. Barnett and Kristine E. Barnett, LRNW II, LLC, a Washington Limited Liability Company and LRNW III, LLC, a Washington Limited Liability Company, are the owners 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 within the appropriation and provisions of Section 3197, Chapter 497, Washington Laws of 2009 as well as authorized by RCW 79.19.020 and within the appropriation and provisions of Section 3196, Chapter 497, Washington Laws of 2009. 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. David E. Barnett and Kristine E. Barnett, LRNW II, LLC, a Washington Limited Liability Company and LRNW III, LLC, a Washington Limited Liability Company, will convey their property to the State of Washington by statutory warranty 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 \$6,579,000 from the Real Property Replacement Account and/or Land Bank Account for acquisition of the replacement trust property described in Exhibit A.
- 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 \_\_\_\_\_, 2011.

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

\_\_\_\_\_  
**PETER GOLDMARK**  
Commissioner of Public Lands

Approved as to form this 5th

day of April, 2011.

Adrienne Smith  
Assistant Attorney General

**EXHIBIT A**

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

**LAKE ROESIGER REAL PROPERTY REPLACEMENT PURCHASE**

**Parcel A:**

That portion of the southeast quarter of the southwest quarter of Section 8, Township 29 North, Range 7 East W.M., in Snohomish County, Washington, lying south of a 60 foot wide strip of land conveyed to Snohomish County by quit claim deed dated August 30, 1938, recorded in Volume 285 of Deeds, Page 50 under Auditor's File Number 635248;

Together with the southeast quarter of the southeast quarter and that portion of the west half of the southeast quarter of said section lying south of the centerline of the Carpenter Creek county road as conveyed to Snohomish County by quit claim deed recorded under Auditor's File Number 635630;

Except from the above described portions of the southeast quarter, those portions lying north of the following described line:

Beginning at a point on the north line of said southeast quarter of the southeast quarter which is north 88°57'02" west 1,262.00 feet from the northeast corner of said southeast quarter of the southeast quarter;

Thence south 32°33'05" west 170.34 feet to the southeast corner of that certain property conveyed to Donald L. Laws and Hazel Naomi Laws, husband and wife, within boundary line agreement recorded under Auditor's File Number 8210280098;

Thence north 68°27'00" west along said boundary line 933.30 feet; together with that portion, if any of vacated happy hollow county road lying southerly of the southerly lines of county road conveyed by deeds 635248 and 635630 pursuant to Volume 36, Page 105, of Commissioners Records; Except that portion lying within carpenter road survey #1864 as disclosed in Volume 36, Page 105, of Commissioners Records.

**Parcel C:**

The southwest quarter of the southwest quarter of Section 9, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel E:**

The northwest quarter of the northwest quarter;

Together with the south half of the northwest quarter of Section 16, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

And

The west half of the southwest quarter of Section 16, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Together with the northeast quarter of the southwest quarter of said Section 16;

Except the following described tract:

Beginning at a point 115.50 feet east of the northeast corner of the northeast quarter of the southwest quarter of said Section 16;

Thence south 132 feet;

Thence west 330 feet;

Thence north 132 feet;

Thence east 330 feet to the true point of beginning;

Also except any portion thereof lying easterly of the west line of West Lake Roesiger Road, plat of West Shore the Sound Timber Company, according to the plat thereof recorded in Volume 12 of plats, page 81, in Snohomish County, Washington:

Together with government lots 3 and 5 in said Section 16;

Except the west 115.5 feet of the north 132 feet of said government lot 3;

Also except any portion lying east of the west line of the West Lake Roesiger Road in said plat of West Shore.

**Parcel F:**

The north half of Section 17, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

And the south half of Section 17, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel G:**

That portion of the north half of the northeast quarter of Section 18, Township 29 North, Range 7 East W.M., in Snohomish County, Washington:

Lying east of Carpenter Road also known as Happy Hollow Road;

Except that portion thereof conveyed to Snohomish County by deed recorded under Auditor's File Number 200111160693;

Together with the southeast quarter of the northeast quarter of Section 18, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

And



The east half of the southeast quarter of Section 18, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel H:**

The northeast quarter of the northeast quarter and the southeast quarter of the southwest quarter of Section 19, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

**Parcel I:**

The north half of Section 20, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Together with the northeast quarter of the southwest quarter and the north half of the southeast quarter of said Section 20.

**Parcel J:**

The southeast quarter of the southwest quarter of Section 20, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Together with the south half of the southeast quarter of Section 20, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel K:**

The northwest quarter of the northwest quarter of Section 21, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Together with government lots 2, 3, 4 and 5 in said Section 21;

Except those portions thereof lying east of the west line of West Lake Roesiger Road as shown in the plat of the West Shore the Sound Timber Company, according to the plat thereof recorded in Volume 12 of plats, page 81, in Snohomish County, Washington.

**Parcel L:**

Government lot 1, Section 28, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Except any portion thereof lying easterly of the west line of West Lake Roesiger Road, according to the plat thereof recorded in Volume 12 of plats, page 81, in Snohomish County, Washington.

**Parcel M:**

The north half of Section 29, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Together with the west half of the west half of the northeast quarter of the southwest quarter of said Section 29;

Also together with the northwest quarter of the southwest quarter and the north half of the southeast quarter of said Section 29.

**Parcel N:**

The west half of the southeast quarter of the southwest quarter of Section 29, Township 29 North, Range 7 East W.M. in Snohomish County, Washington;

Together with and subject to easements as described by that document recorded July 27, 1999 under Auditor's File Number 199907270614.

**Parcel O:**

The north half of the southwest quarter of the southeast quarter of Section 29, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel P:**

The southeast quarter of the southeast quarter of Section 29, Township 29 North, Range 7 East W.M., lying northwesterly of the north line of county road, in Snohomish County, Washington.

Except that portion described in deed recorded under Auditor's File Number 200512080589.

**Parcel Q:**

The east half of the northeast quarter of Section 30, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Except portions conveyed to Snohomish County for road by deeds recorded under Auditor's File Numbers 524304 and 524305.

**Parcel R:**

The west half of the northeast quarter of Section 30, Township 29 North, Range 7 East W.M., in Snohomish County, Washington;

Except that portion conveyed to Snohomish County for road by deed recorded under Auditor's File Number 524304;

Together with the north half of the northeast quarter of the northwest quarter and the north half of the north half of the south half of the northeast quarter of the northwest quarter in said Section 30;

Also together with the north half of the northeast quarter of the southeast quarter and the southeast quarter of the northeast quarter of the southeast quarter in said Section 30; and

Together with and subject to that easement as described by document recorded October 12, 2010 under Auditor's File Number 201010120002.



**Parcel S:**

The west half of the south half of the northeast quarter of the southeast quarter of Section 30, Township 29 North, Range 7 East W.M, in Snohomish County, Washington.

**Parcel T:**

The southeast quarter of the southeast quarter of Section 30, Township 29 North, Range 7 East W.M., in Snohomish County, Washington.

**Parcel U:**

Those lands described by document recorded August 22, 2006 under Auditor’s File Number 200608220205, being lot 1, Three Lakes Lumber Company Plat No. 4, according to the plat thereof, recorded in Volume 10 of plats, page 7, in Snohomish County, Washington.

**Parcel V:**

All that portion of the northwest quarter of the northwest quarter of Section 32, Township 29 North, Range 7 East W.M., in Snohomish County, Washington, lying north of County Road;

Together with and subject to easements as described by that document recorded July 27, 1999 under Auditor’s File Number 199907270614.

**Parcel W:**

Those lands described as Parcel W by that document recorded September 25, 2008 under Auditor’s File Number 200809250469, being;

All that portion of the southwest quarter of the northwest quarter of Section 32, Township 29 North, Range 7 East W.M., in Snohomish County, Washington, lying north of County Road as conveyed under Auditor’s File Number 513408,

Except that portion of the north 150 feet thereof lying east of the west 650 feet of said portion of the southwest quarter of the northwest quarter.

Dennis J. Gelvin, PLS 21674  
Land Description & R/W Specialist  
State Land Survey Unit  
Engineering  
PO Box 47060  
Olympia, WA 98504-7060

Dated \_\_\_\_\_