



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**

PETER GOLDMARK  
COMMISSIONER OF PUBLIC LANDS

## MITCHELL HILL REPLACEMENT PURCHASE

### PROPOSAL

The Department of Natural Resources proposes to purchase 31 acres, more or less, of real property owned by Frederick and Judith Isaac and located in King County. The purpose of this purchase is to replace Common School Trust property previously transferred and acquire land that is productive, working forest land. The purchase is authorized by RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> Spec. Sess.

### BENEFITS

- The Common School Trust will acquire property that has income production potential.
- The property adds to an existing trust block.
- Common School trust will acquire property at forest land value; King County will pay for and hold the development rights.

### GENERAL LOCATION

The property is approximately 4 miles east of Issaquah and 1 mile northwest of Preston, and is within Section 17, Township 24 North, Range 7 East, W.M., in South Puget Sound Region.

### VALUATION

Purchase price is \$280,000 and includes 482 Mbf of timber valued at \$222,000.

### COMMENTS

Conveyance of title will be by Statutory Warranty Deed, and title insurance will be provided by the seller. Minerals will be acquired. Acquisition will be in partnership with King County. The County will pay the development value and will retain a conservation easement. The DNR will purchase the forest land investment value and will own the fee minus a Conservation Easement.

Division Manager



---

Deputy Supervisor  
for State Uplands



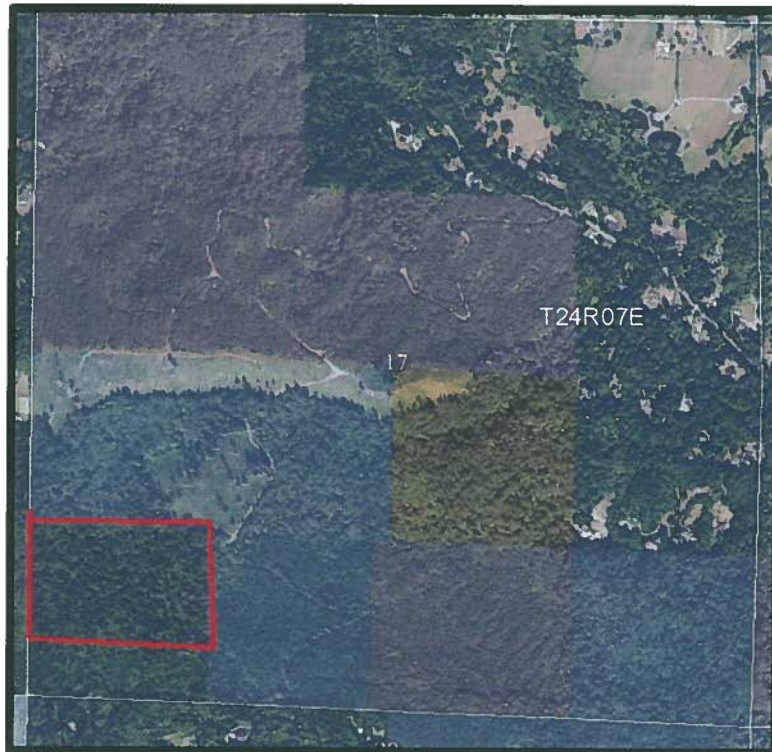
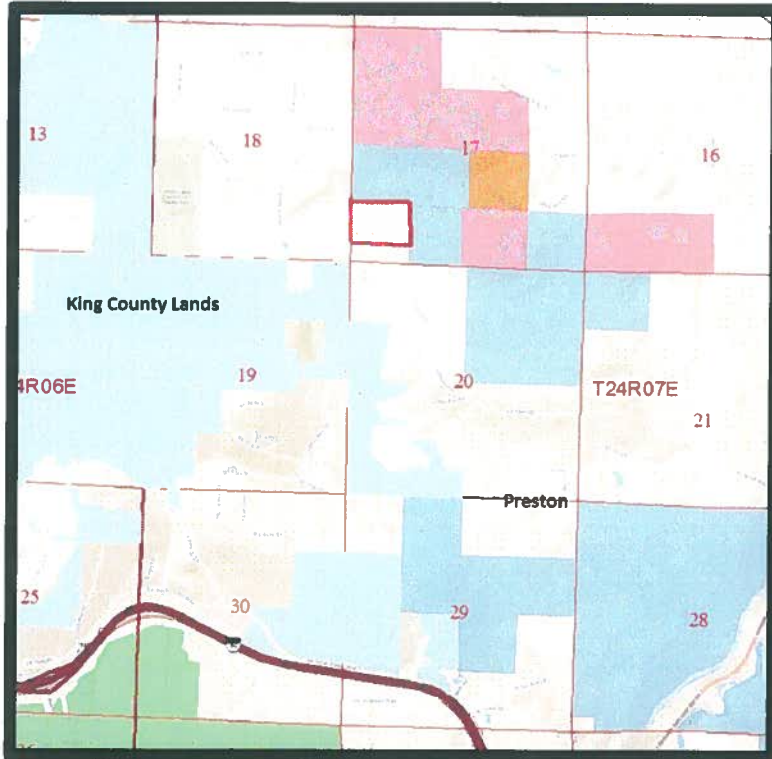
---

Date of Board Approval

---

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
BOARD OF NATURAL RESOURCES

Mitchell Hill



Within Sections 17 Township 24 North, Range 7 East, W.M., King 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 FREDERICK M. ISAAC and JUDITH L. ISAAC (hereinafter referred to as "Sellers"), as authorized by RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> Spec. Sess., under Department of Natural Resources Purchase File No. 08-094215

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

**SECTION 1.** Sellers 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 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> 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 sale 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. Sellers 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 \$280,000 from the Land Bank funds held in the Resource Management Cost 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 \_\_\_\_\_, 2017.

**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 \_\_\_\_\_  
day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Assistant Attorney General

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

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Parcel A:**

The North Half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 24 North, Range 7 East, W. M., in King County, Washington.

**Parcel B:**

The North Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 24 North, Range 7 East, W. M., in King County, Washington.

**Parcel C:**

Easements for ingress and egress as established in instruments recorded under Recording Numbers 4952449 and 8104070449, records of King County, Washington.

Rynea L. Edwards, CfedS, PLS 45158  
Land Description & R/W Specialist  
Engineering  
PO Box 47030  
Olympia, WA 98504-7030