



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Clay Sprague, Deputy Supervisor of Uplands

PRESENTIN CREEK TRUST LAND TRANSFER 2009-2011

PROPOSAL

The Department of Natural Resources proposes to transfer 640 acres, more or less, of Common School Trust property located in Skagit County to City of Seattle, by and through the Seattle City Light Department.

Proceeds from the timber value will be deposited into the Common School Construction Account. The land value proceeds will be deposited to the Real Property Replacement Account and used to purchase replacement property desirable for the Common School Trust.

BENEFITS

The property asset base of the Common School Trust is improved by:

- Disposing of property that is inefficient to manage for timber harvest income.
- Enabling replacement of the asset with property that has greater potential for income production to provide future revenue to support public schools statewide.
- Transferring the property to a program that will protect and manage for identified biological, ecological, and social values.

GENERAL LOCATION

The property is located approximately 15 miles east of Sedro Woolley within Section 36, Township 35 North, Range 7 East, W.M., in Northwest Region.

ENCUMBRANCES

None

IMPROVEMENTS None

PRESENT INCOME None.

MARKET VALUE

Timber (31,402 Mbf)	\$ 10,028,000
Land & Reprod.	<u>\$ 302,000</u>
TOTAL	\$ 10,330,000

TERMS OF TRANSFER

Cash.

JUSTIFICATION

The property is included in the 2009-2011 Biennium Trust Land Transfer Program. Approval and funding for the transfer is authorized by Washington Laws of 2010, Ch. 36, Section 3037 and RCW 79.17.200.

COMMENTS

Transfer will be by quitclaim deed. The property was positioned for transfer and designated Common School Trust in Intergrant Exchange No. 86-084805. Mineral rights were not included in the exchange and will be retained in their existing trust ownerships. As specified by legislation, permitted use will be restricted to fish and wildlife habitat, open space, or recreation purposes. Property will be reserved as Permit Lands as defined in the Department’s Habitat Conservation Plan.

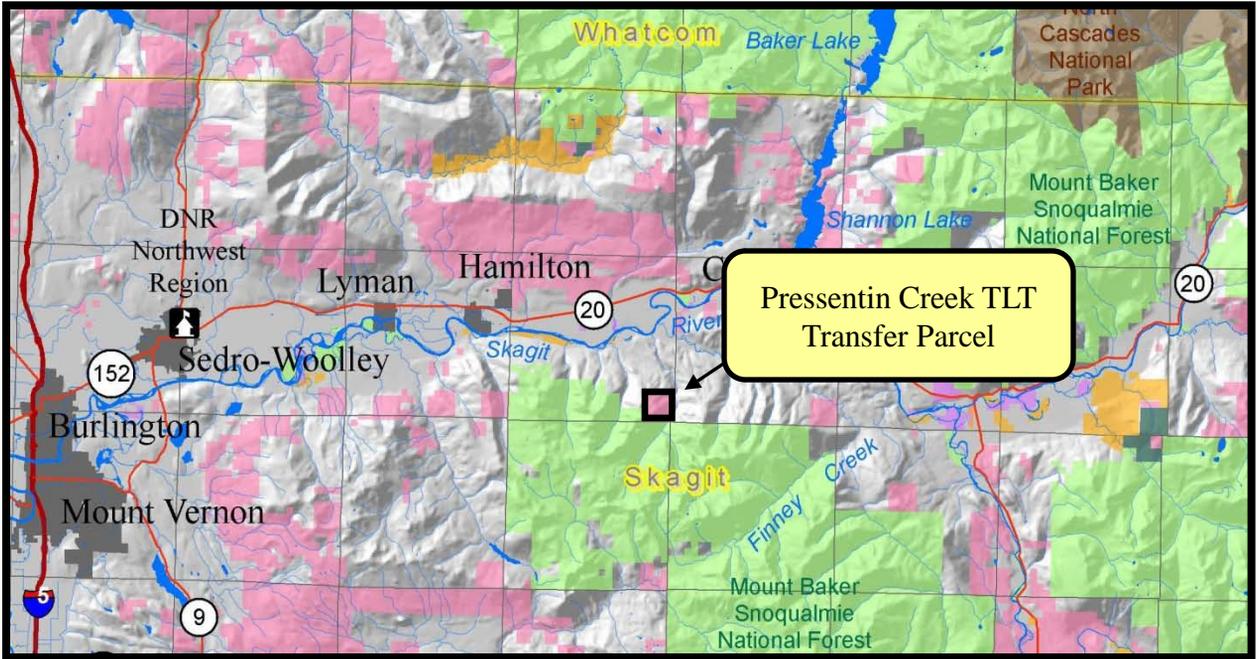
Division Manager _____

Deputy Supervisor of
Uplands _____

Date of Board Approval _____

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

PRESENTIN CREEK TRUST LAND TRANSFER 02-084794



Within Section 36, Township 35 North, Range 7 East, W.M., Skagit County

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by Washington Laws of 2010, Ch. 36, Section 3037 and RCW 79.17.200 under Department of Natural Resources Land Transfer File No. 02-084794.

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

SECTION 1. The State of Washington, acting by and through the Department of Natural Resources, has title to and holds in trust under the provisions of Title 79 RCW the Common School Trust property described in Exhibit A, attached hereto which by this reference is made a part hereof.

SECTION 2. The real property described in Exhibit A and known as Pressentin Creek Trust Land Transfer is among the properties identified for transfer in Washington Laws of 2010, Ch. 36, Section 3037.

SECTION 3. The Board of Natural Resources finds that it is in the best interest of the Common School Trust to transfer the real property described in Exhibit A to City of Seattle, by and through the Seattle City Light Department.

SECTION 4. The Board of Natural Resources finds the appraised market value of the real property described in Exhibit A to be \$ 10,330,000.

SECTION 5. Should the transfer authorized by this resolution be consummated, the State of Washington, Department of Natural Resources shall:

- A. Upon receiving payment for the value stated in SECTION 4 above, issue a quitclaim deed that transfers the ownership of the property described in Exhibit A to City of Seattle, by and through the Seattle City Light Department. Use shall be restricted for fish and wildlife habitat, open space, or recreation purposes. The property shall be retained as Permit Lands as defined in the Department of Natural Resources' Habitat Conservation Plan. All oils, gases, coals, ores, minerals, and fossils were not included in Intergrant Exchange No. 86-084805 and will be reserved in their existing trust ownership as provided under RCW 79.11.210 and easement rights reserved as provided under RCW 79.36.370; and

B. Disburse the proceeds of the transfer as follows:

1. Deposit the timber value of \$ 10,028,000 into the Common School Construction Account; and
2. Deposit the land value of \$ 302,000 into the Real Property Replacement Account and hold said funds, together with accrued interest, for the purpose of acquiring desirable replacement property for the Common School Trust in future purchases to be approved by the Board.

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 _____
day of _____, 20____.

Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

All of Section 36, T35N, R7E, W. M., Skagit County, Washington, according to U. S. Government subdivision procedures.

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

Dated _____