



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

MORNING STAR INTER-TRUST EXCHANGE 2013-2015

PROPOSAL

The Department of Natural Resources proposes to exchange 160 acres, more or less, of State Forest Land Trust property in Snohomish County for 104.84 acres, more or less, of Common School Trust property in Snohomish County.

PURPOSE

The purpose of the exchange is to designate the State Forest Land Trust land as Common School Trust so that the newly designated Common School Trust land can be included in a proposal to be transferred to the Morning Star Natural Resource Conservation Area.

BENEFITS

- Trust assets are consolidated and blocked up for more efficient management.
- Common School Trust is repositioned for direct transfer at market value.
- State Forest Land Trust is repositioned to land that can be managed for timber revenue.
- Facilitates the direct transfer of property as authorized by Trust Land Transfer Legislation.

PUBLIC HEARING

A public hearing was held in Everett on January 21, 2015. A summary of the testimony will be presented to the Board of Natural Resources.

GENERAL LOCATION

The Common School Trust property is approximately 25 miles East of Monroe and is within Section 32, Township 29 North, Range 8 East, W.M., in Northwest Region.

The State Forest Land Trust property is approximately 27 miles East of Monroe and is within Section 15, Township 28 North, Range 9 East, W.M., in Northwest Region.

**MORNING STAR INTER-TRUST EXCHANGE
VALUATION SUMMARY**

Acres and Value by Trust

Trust Property	Acres	Timber In Mbf	Timber Value	Land & Reproduction Value	Total Value
Appraised values for Common School Trust property in S.32, T29N, R8E	104.84	2,352	\$903,000	\$58,000	\$961,000
Appraised values for State Forest Land Trust property in S. 15, T28N, R9E	160	3,460	\$922,000	\$38,000	\$960,000
Value changes in State Forest Land Trust +/-	- 55.16	-1,108	- \$19,000	+ \$20,000	+ \$1,000

COMMENTS

Mineral Rights are not included in the exchange and will be retained by their existing trust ownerships.

Division Manager

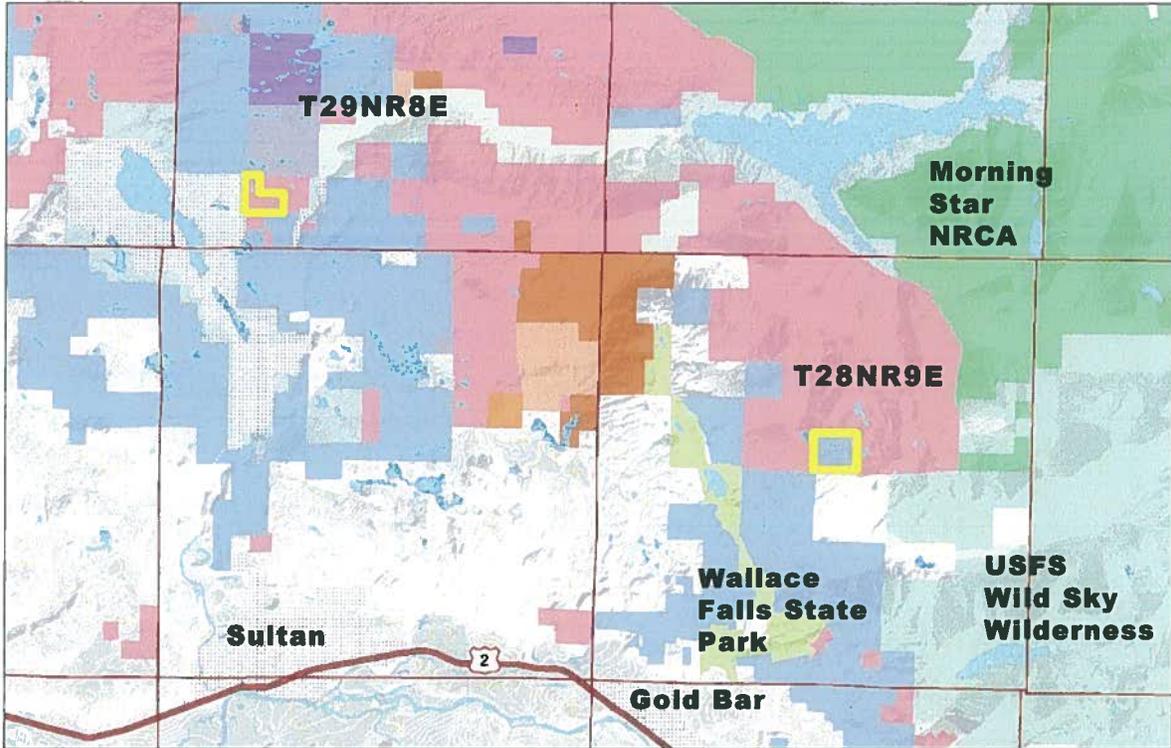
Deputy Supervisor for
State Uplands

Date of Board Approval

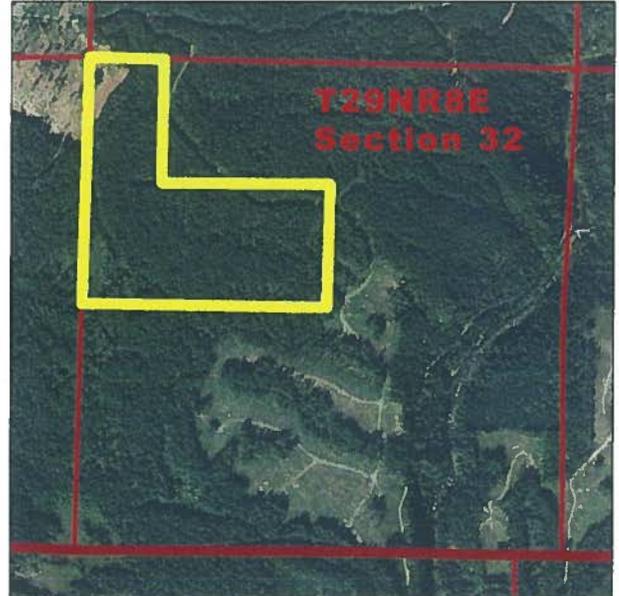
John R. Jensen 4/20/15
Mike Blum

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES

MORNING STAR INTER-TRUST EXCHANGE 86-090728



As shown above, State Forest Land Trust in Section 15, T28N, R9E, W.M., will become Common School Trust.



As shown above, Common School Trust in Section 32, T29N, R8E, W.M., will become State Forest Land Trust.

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

RESOLUTION NO. _____

A **RESOLUTION** relating to the exchange of real property, known as the Morning Star Inter-Trust Exchange transaction, and the reclassification of State Forest Land Trust lands to Common School Trust property as authorized by RCW 79.17.010-.070 under Department of Natural Resources Exchange File No. 86-090728.

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

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

SECTION 2. The State of Washington, 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 B attached hereto which by this reference is made a part hereof.

SECTION 3. The Board of Natural Resources finds that the exchange of the State Forest Land Trust property described in Exhibit A for the Common School Trust property described in Exhibit B is authorized by RCW 79.17.010-.070 and will result in the consolidation and blocking up of State lands and State Forest Lands, will facilitate the management thereof, and the marketing of forest products therefrom and will be in the best interests of each of the trusts in which the land will be held.

The Board also finds that the real property described in Exhibit A is equal in value to the real property described in Exhibit B. The Board further finds that this exchange is in the best interest of the trusts for which the land is held.

SECTION 4. The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments as are necessary or proper to complete an exchange of the above referenced property.

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

- A. Transfer the real property described in Exhibit A to the status of Common School Trust property to be administered and provided for under the laws of the State of Washington;

- B. Transfer the real property described in Exhibit B to the status of State Forest Land Trust property to be held and administered as provided for under the laws of the State of Washington.
- C. All oils, gases, coals, ores, minerals and fossils, are not included in this exchange and will be retained by their existing trust ownerships, as provided under RCW 79.11.210.

APPROVED AND ADOPTED by the Board of Natural Resources, Department of Natural Resources, State of Washington, this _____ day of _____, 2015.

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 17th
day of April, 2015.

Adrienne Smith
Assistant Attorney General

EXHIBIT A

LEGAL DESCRIPTION

State Forest Land Trust to Common School Trust

The following describes the State Forest Land Trust property to be exchanged to Common School Trust property:

The SW1/4 of Section 15, Township 28 North, Range 9 East, Willamette Meridian, Snohomish County, Washington, according to U.S. Government subdivision procedures.

Dennis J. Gelvin, PLS 21674
Land Description, R/W Specialist
Land Survey Unit
Olympia, WA 98504-7030

Dated 7/29/2013

EXHIBIT B

LEGAL DESCRIPTION

Common School Trust to State Forest Land Trust

The following describes the Common School Trust property to be exchanged to State Forest Land Trust property:

The South Half of the Northwest Quarter and the West Half of the Northwest Quarter of the Northwest Quarter and the West half of the West Half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 29 North, Range 8 East, W.M., Snohomish County, Washington.

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

Dated 10/16/2014