



CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/Engineering & Construction Division/Real Property Services

DATE: June 30, 2015

REQUESTED ACTION: Authorize the sale of two tax foreclosure parcels and execute Quit Claim Deeds to Martha A. Chambers and Russell B. Chambers, Tax Parcel Number 130091-000; and Shelly N. Cummings, Tax Parcel Number 158449-236.

SR Number:

FOR APPROVAL BY: X BOCC COUNTY MANAGER HEARING

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Tax Parcel Number 130091-000 is a 6,098 square foot parcel that was foreclosed on by the county in 1992 for non-payment of property taxes. The Chambers, adjoining property owners, contacted staff requesting to purchase this parcel.

Tax Parcel Number 158449-236 is a parking space for Unit E28 of the One Lake Place Condominiums that was foreclosed on by the county in 2011 for non-payment of property taxes. Shelly N. Cummings purchased Unit E28 in 2008 and contacted staff requesting to purchase this parcel.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COUNCIL POLICY IMPLICATIONS

None. The consideration payments of \$1,407.00 for tax parcel number 130091-000, and \$3,200.00 for tax parcel number 158449-236 will go to the Treasurer's Office and will be disbursed pursuant to RCW 36.35.100 and RCW 35.49.160.

PREVIOUS REVIEWS AND ACTIONS

None.

COMMUNITY OUTREACH

Letters were sent to adjoining property owners.

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PW15-054

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

DISTRIBUTION OF BOARD STAFF REPORTS:

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>
Copies are available by close of business on the Thursday after council deliberations.

DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:

Public Works Administration – Anita Temme
Please notify Real Property Services of the Board’s action by calling extension 4975.

PUBLIC WORKS APPROVALS:



Tom Grange, P.E.
Engineering & Construction Division Manager



Heath H. Henderson, P.E.
Public Works Director/County Engineer

Attachments:

- Fiscal Impact, Deed, Resolution, and Map

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: June 30, 2015

SR #: SR 137-15

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

SR Number:

REQUESTED ACTION:

Authorize the sale of two tax foreclosure parcels and execute Quit Claim Deeds to Martha A. Chambers and Russell B. Chambers, Tax Parcel Number 130091-000; and Shelly N. Cummings, Tax Parcel Number 158449-236.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
Approval denial	Enter conditions or requests here	Yes No


Mark McCauley
Acting County Manager

DISTRIBUTION

Public Works Administration – Anita Temme
Please notify Real Property Services of the Board’s action by calling extension 4975.

Recording requested by:
Clark County Public Works
Real Property Services
P. O. Box 9810
Vancouver, WA 98666-9810

Document Title: Quit Claim Deed
Reference Number of Related Documents: 9201080207
Grantor: Clark County, Washington
Grantees: Chambers Living Trust
Legal Description: #64 Sec 4 T1N R4E WM
Serial #: 130091-000
Project: Tax Foreclosure Property
WO #: 11301

DE 15-40

QUIT CLAIM DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of good and valuable considerations, as set out herein conveys to **MARTHA A. CHAMBERS and RUSSELL B. CHAMBERS, Co-Trustees of the Chambers Living Trust dated November 5, 1999**, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

That portion of the Northwest quarter of Section 4, Township 1 North, Range 4 East of the Willamette Meridian, Clark County, Washington, described as follows:

East 14.30 feet of the following description:

Beginning at the Northeast corner of the Northwest quarter of Section 4, Township 1 North, Range 4 East of the Willamette Meridian; thence South 1°44'11" East 1769.86 feet on the centerline of said Section 4; thence South 88°20'23" West 544.49 feet to the true point of beginning; thence continuing South 88°20'23" West 513.57 feet; thence North 1°44'11" West 465.45 feet, more or less, to the North line of the South half of the Northwest quarter of Section 4; thence North 88°20'23" East 513.57 feet along said North line to a point that is North 1°44'11" West 465.45 feet to the point of beginning; thence South 1°44'11" East 465.45 feet to the true point of beginning.

Except the South 30 feet thereof.

Together with an easement being 30 feet on either side of the following description:

Beginning at the Northeast corner of the Northwest quarter of said Section 4; thence South 1°44'11" East 1769.86 feet along the centerline of Section 4; thence South 88°20'23" West 23.04 feet to the centerline of Lehr Road and the true point of beginning; thence South 88°20'23" West 1035.02 feet.

CONSIDERATIONS: One Thousand Four Hundred Seven and No/100 Dollars (\$1,407.00).

Quit Claim Deed
Serial #: 130091-000
Project: Tax Foreclosure Property
WO #: 11301

Dated this 30th day of June, 2015.

BOARD OF COUNTY COUNCILORS
OF CLARK COUNTY, WASHINGTON

[Signature]
David Madore, Chair

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

STATE OF WASHINGTON

COUNTY OF CLARK

On this 30th day of June, 2015, before me personally appeared David Madore and _____

_____, to me known to be the duly elected, qualified and acting County Councilor(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument by resolution of the Board of County Councilors of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 6/30/15

[Signature]

Notary Public in and for the State of WA
Residing at Vancouver, WA
My commission expires: 4/26/17

REBECCA L. TILTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 26, 2017

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2015-06-23

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this
30th day of June, 2015, and

WHEREAS, it appears in the best interest of Clark County the following is hereby executed:

<u>Document</u>	<u>Data</u>
Quit Claim Deed	FROM: Clark County, Washington TO: Martha A. Chambers and Russell B. Chambers CONSIDERATION: \$1,407.00

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Councilors.

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:



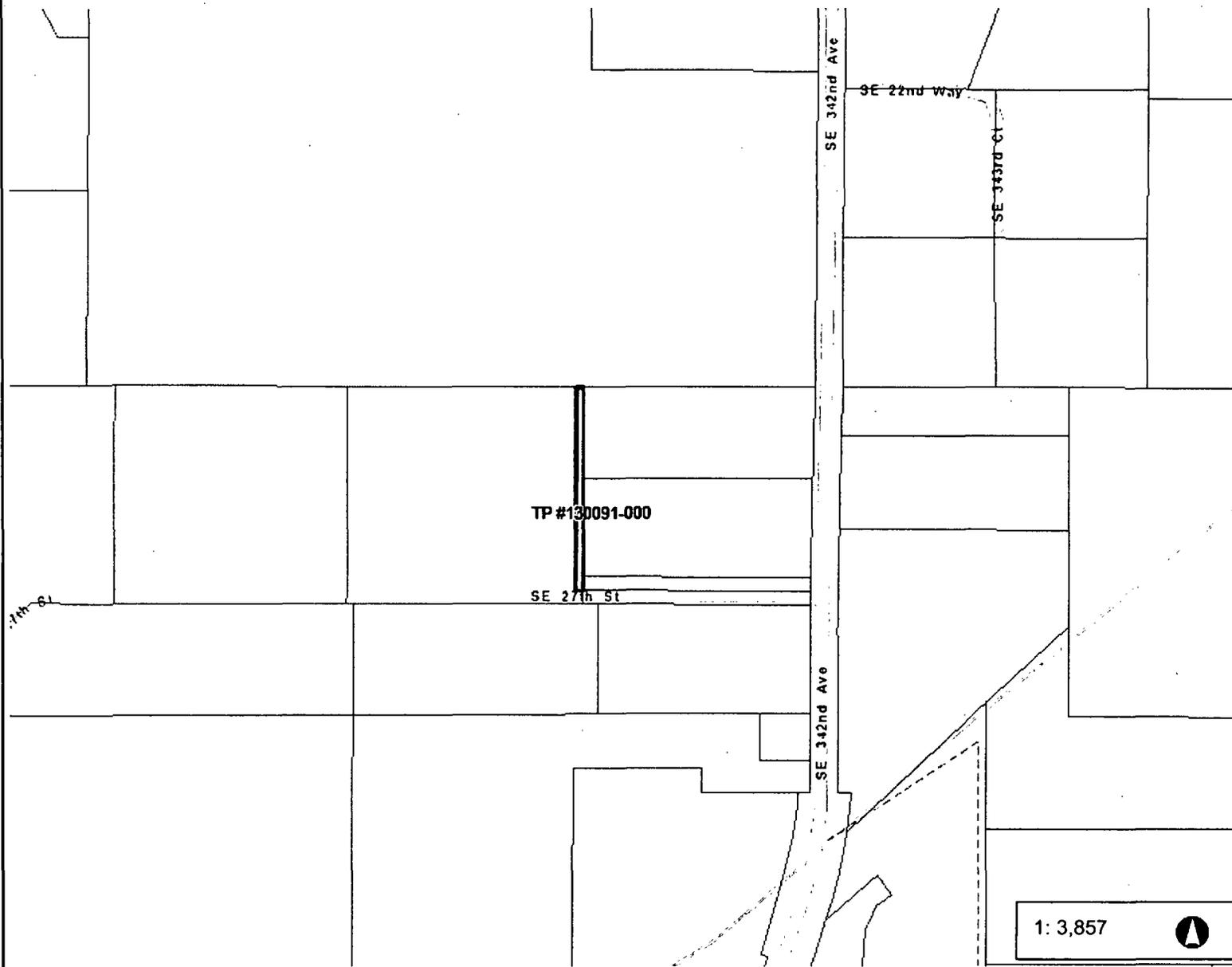
Clerk of the Board

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor



TP #130091-000



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

1: 3,857



642.8 0 321.41 642.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Recording requested by:
Clark County Public Works
Real Property Services
P. O. Box 9810
Vancouver, WA 98666-9810

Document Title: Quit Claim Deed
Reference Number of Related Documents: 4753855
Grantor: Clark County, Washington
Grantee: Shelly N. Cummings
Legal Description: One Lake Place Condo Ph 2D Parking 2D-16
Serial #: 158449-236
Project: Tax Foreclosure Property
WO #: 11301

DE 1542

QUIT CLAIM DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of good and valuable considerations, as set out herein conveys to **SHELLY N. CUMMINGS**, a single woman, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

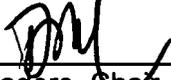
Parking Space P2D-16, One Lake Place Condominiums, Phase 2D, a condominium recorded in Volume 700 of plats, page 020, according to the declaration thereof recorded under Auditor's File No. 3947948, records of Clark County, Washington, and any amendments thereto.

CONSIDERATIONS: Three Thousand Two Hundred and No/100 Dollars (\$3,200.00).

Quit Claim Deed
Serial #: 158449-236
Project: Tax Foreclosure Property
WO #: 11301

Dated this 30th day of June, 2015.

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON


David Madore, Chair

Jeanne E. Stewart, Councilor

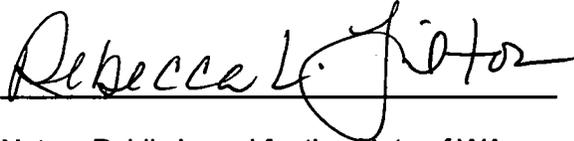
Tom Mielke, Councilor

STATE OF WASHINGTON

COUNTY OF CLARK

On this 30th day of June, 2015, before me personally appeared David Madore and _____, to me known to be the duly elected, qualified and acting County Councilors(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are authorized to execute said instrument by resolution of the Board of County Councilors of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 6/30/15



Notary Public in and for the State of WA
Residing at Vancouver, WA
My commission expires: 4/26/17

REBECCA L. TILTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 26, 2017

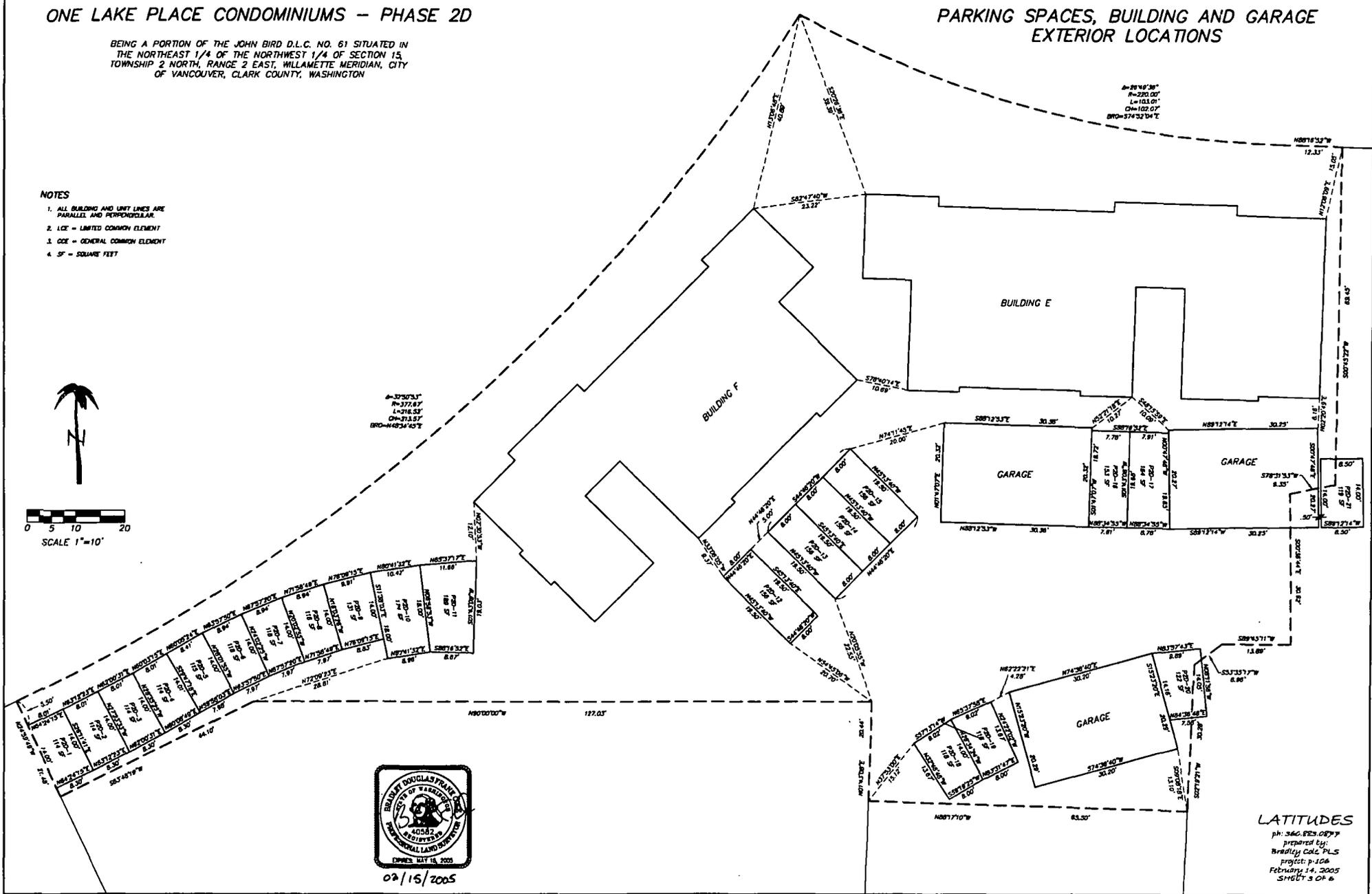
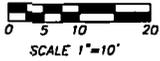
ONE LAKE PLACE CONDOMINIUMS - PHASE 2D

BEING A PORTION OF THE JOHN BIRD D.L.C. NO. 81 SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

PARKING SPACES, BUILDING AND GARAGE EXTERIOR LOCATIONS

NOTES

1. ALL BUILDING AND UNIT LINES ARE PARALLEL AND PERPENDICULAR
2. LCE = LIMITED COMMON ELEMENT
3. GCE = GENERAL COMMON ELEMENT
4. SF = SQUARE FEET



02/15/2005

LATITUDES
 pl: 346.823.0877
 prepared by:
 Bradley Cole, PLS
 project: p-106
 February 14, 2005
 SHEET 3 OF 6

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2015-06-26

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this
30th day of June, 2015, and

WHEREAS, it appears in the best interest of Clark County the following is hereby executed:

Document

Quit Claim Deed

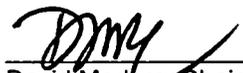
Data

FROM: Clark County, Washington
TO: Shelly N. Cummings
CONSIDERATION: \$3,200.00

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Councilors.

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:



Clerk of the Board

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor