

CLARK COUNTY  
STAFF REPORT



*Handwritten initials*

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

DATE: September 23, 2014

REQUEST: Approve and accept a Statutory Warranty Deed from Ricky R. Allinger for the NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> to 78<sup>th</sup> St.) Project, County Road Project Number 313822 for Tax Parcel Number 099740-000.

CHECK ONE:  X  Consent   Chief Administrative Officer

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

**BACKGROUND:** The NE 47<sup>th</sup> Avenue road widening project will necessitate the lowering of the hill; Mr. Allinger's property is at the high point of the hill and his residence and driveway will be severely impacted. The .41 acre parcel is zoned light industrial. Any portion of the property not needed for the project will be surplus.

**COMMUNITY OUTREACH:** The purchase of this property is the result of direct property owner communication along with other community outreach through an open house, meetings, and newsletters.

**BUDGET AND POLICY IMPLICATIONS:** Funds for the parcel (\$205,000.00) are included in the 2014-2019 Transportation Improvement Program and the 2014 Annual Construction Program.

**FISCAL IMPACTS:**  Yes (see Fiscal Impacts Attachment)  No

**ACTION REQUESTED:** Approve and accept a Statutory Warranty Deed from Ricky R. Allinger for the NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> to 78<sup>th</sup> St.) Project, County Road Project Number 313822 for Tax Parcel Number 099740-000.

**DISTRIBUTION:** Please, notify the Real Property Service section of the Board's action by calling extension 4975.

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

APPROVED: Tom Melke  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

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

DATE: 9/23/14  
SR#: 21314

TG/HHH/PM/pmm  
Attachments: Deed, Fiscal Impact, Resolution, and Map

# FISCAL IMPACT ATTACHMENT

## Part II - Negative Implications

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

The acquisition of this property is currently in the approved 2014-2019 Transportation Improvement Program and the 2014 Annual Construction Program. Any portion of the property not needed for the project will be surplus.

## Part III - Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
1012/Road Fund	\$205,000	\$205,000				
Total:	\$205,000	\$205,000	\$0.00	\$0.00	\$0.00	\$0.00

II.A - Describe the type of revenue (grant, fees, etc.)

Funding for this project is already budgeted in the 2014 budget for the Road Fund and will use existing fund balance.

## Part III - Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		RF	Total	RF	Total	RF	Total
1012/Road Fund		\$205,000	\$205,000				
Total:		205,000	205,000	\$0.00	\$0.00	\$0.00	\$0.00

III.B = Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays	\$205,000	\$205,000				
Inter-fund Transfers						
Debt Service						
Total:	\$205,000	\$205,000	\$0.00	\$0.00	\$0.00	\$0.00

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

**Document Title: Statutory Warranty Deed**  
**Grantor: Ricky R. Allinger**  
**Grantee: Clark County, Washington**  
**Legal Description: Barg Acres #1 Lot 14**  
**Additional Legal Description is attached as Exhibit "A"**  
**Serial #: 099740-000 (37)**  
**Project: NE 47th Ave (NE 68th to 78th St)**  
**CRP #: 313822**

DE 14-46

**STATUTORY WARRANTY DEED**

THE GRANTOR, **RICKY R. ALLINGER**, an unmarried man, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, a political subdivision of the State of Washington**, the following described real estate situated in the County of Clark, State of Washington, under the imminent threat of the grantee's exercise of its rights of Eminent Domain.

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that he is not aware of any hazardous or toxic waste, substance or material on or under the subject property.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

**CONSIDERATIONS: Two Hundred Five Thousand and No/100 Dollars (\$205,000.00).**

Dated this 7th day of September, 2014.

  
**Ricky R. Allinger**

Statutory Warranty Deed  
Serial #: 099740-000 (37)  
Project: NE 47th Ave (NE 68th to 78th St)  
CRP #: 313822

Board of County Commissioners  
Clark County, Washington

Tom Mielke  
Tom Mielke, Chair

\_\_\_\_\_  
David Madore, Commissioner

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Edward L. Barnes, Commissioner

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Ricky R. Allinger is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 7, 2014

Pam Mason  
Pam Mason  
Notary Public in and for the State of WA  
Residing at Vant WA  
My commission expires: 5-1-2017

PAM MASON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 1, 2017

## **EXHIBIT "A"**

**That portion of Lot 14 of BARG ACRES, according to the Plat thereof, recorded in Book "C" of Plats, page 36, records of Clark County, Washington, described as follows:**

**BEGINNING at a point that is 683.64 feet West and North 0°18'30" East 330.20 feet from the Southeast corner of said BARG ACRES, said point being the Southeast corner of that tract conveyed to William L. Miller, et ux, by deed recorded under Auditor's File No. G 520841; thence North 0°18'30" East 117.29 feet along the East line of said Miller tract to the most Easterly Northeast corner of said tract and True Point of Beginning; thence South 89°34'03" West along the North line of said Miller tract, 192.96 feet to an inner corner in the East line of said tract; thence North 0°48'49" East 101.60 feet to the Southwest corner of the tract conveyed to Floyd Welch, et ux, by deed recorded under Auditor's File No. G 567523; thence South 89°43'28" East along the South line of said Welch tract 192 feet, more or less, to the Westerly line of NE 47th Avenue; thence South 9°18'30" West along the Westerly line of said NE 47th Avenue, 101.60 feet to the True Point of Beginning.**

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2014-09-10

IN THE MATTER OF EXECUTION OF STATUTORY WARRANTY DEED TO CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 23<sup>rd</sup> day of September, 2014, and

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

Document

Statutory Warranty Deed

Data

FROM: Ricky R. Allinger  
FOR: NE 47<sup>th</sup> Ave (NE 68<sup>th</sup> St to 78<sup>th</sup> St)  
CRP# 313822  
Consideration: \$205,000.00

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 Commissioners.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON

  
\_\_\_\_\_  
Tom Mielke, Chair

ATTEST:

  
\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
David Madore, Commissioner

\_\_\_\_\_  
Edward L. Barnes, Commissioner



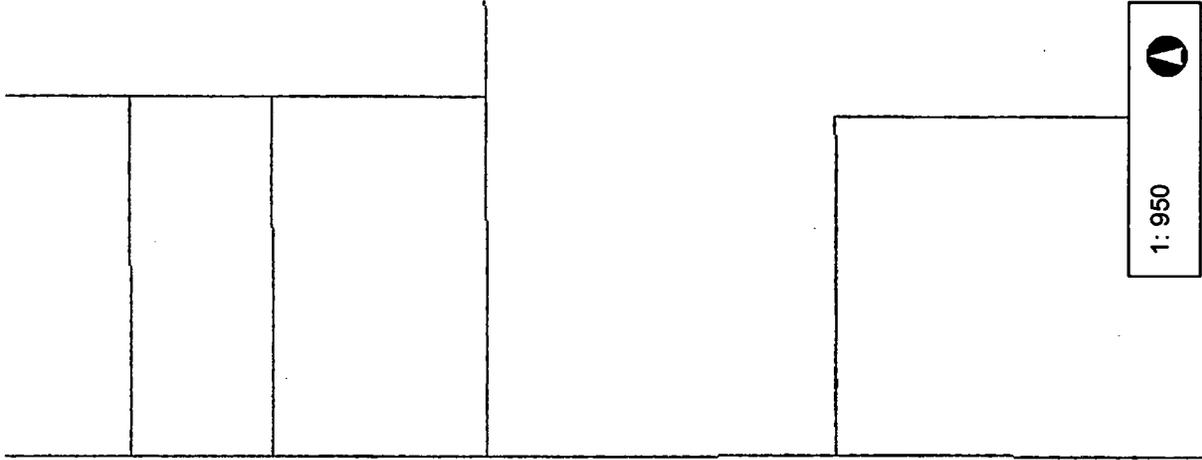
# Allinger, TP #099740-000



### Legend

-  Taxlots
-  County Outline
-  World Street Map

Notes:



NE 47th Ave

Allinger, TP #099740-000  
 NE 47th Ave CRP 313822

1:950 

158.4 Feet

79.20

0

158.4



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.

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