



**CLARK COUNTY  
STAFF REPORT**

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

**DATE:** June 10, 2014

**REQUEST:** Approve and execute a Quit Claim Deed to The Estate of Fenton A. Grahner, deceased, Tax Parcel Number 106802-000; and a Quit Claim Deed to Gary Colemansmith, Tax Parcel Number 062642-015.

**CHECK ONE:**  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:** Several months ago staff received a request from an engineering firm on behalf of their client to purchase Tax Parcel Number 106802-000; which was foreclosed in February 2010 for non-payment of taxes. Letters were mailed to all the adjoining property owners; Jim Grahner, one of Fenton Grahner's heirs, contacted staff after receiving the notice of the request. The Grahner family has owned the parcel to the south, Tax Parcel Number 106801-000, since 1946 and has maintained the foreclosed area. Research by the Prosecuting Attorney's Office, the Treasurer's office, GIS, and Public Work's staff discovered that there had been a scribner's error in the 1946 deed; and that Tax Parcel Number 106802-000 was not a remainder from the subdivision to the north and was part of the Grahner's property. The amount of \$1,532.23 consideration will pay the taxes that were due at the time of the 2010 foreclosure.

Tax Parcel Number 062642-015 was foreclosed in 2013 due to non-payment of taxes. The parcel is encumbered by a conservation covenant and is landlocked. Mr. Colemansmith who owns an adjoining parcel would like to purchase the property. None of the other adjoining property owners are interested in the parcel. The consideration of \$4,500.00 is the taxes that were due in 2013 and the costs of the foreclosure.

**COMMUNITY OUTREACH:** None.

**BUDGET AND POLICY IMPLICATIONS:** None. The consideration payments of \$1,532.23 and \$4,500.00 will go to the Treasurer's Office and will be disbursed pursuant to RCW 36.35.100 and RCW 35.49.160.

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

*mp  
OK  
y.t*

PW 14-053

**ACTION REQUESTED:** Approve and execute a Quit Claim Deed to The Estate of Fenton A. Grahert, deceased, Tax Parcel Number 106802-000; and a Quit Claim Deed to Gary Colemansmith, Tax Parcel Number 062642-015.

**DISTRIBUTION:** Please notify the Real Property Services Section of the Board's action by calling extension 4975.

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

APPROVED: June 10, 2014  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

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

SR 118-14

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

# FISCAL IMPACT ATTACHMENT

## Part I - Narrative Description

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

Clark County Quit Claim Deeds to The Estate of Fenton A. Grahner and Gary Colemansmith and Mark Colemansmith.  
 Tax Parcel Number 106802-000 and 062642-015 were tax foreclosure properties.  
 Funds from the sale of these tax foreclosed property will be deposited into the General Fund for the Treasurer's Office.

## Part II - Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	RF	Total	RF	Total
0001/General Fund	\$6,032.23	\$6,032.23				
<b>Total:</b>	<b>\$6,032.23</b>	<b>\$6,032.23</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

These proceeds will be returned to the Treasurer's Office.

## 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
<b>Total:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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						
Inter-fund Transfers						
Debt Service						
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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: 4645220  
Grantor: Clark County, Washington  
Grantees: The Estate of Fenton A. Grahner  
Legal Description: Fruitlawn #4 Lot 38  
Serial #: 106802-000  
Project: Tax Foreclosure Property  
WO #: 11301

PW 1418

### 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 **THE ESTATE OF FENTON A. GRAHNERT, deceased**, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

**Lot 38, Fruitlawn, according to the plat thereof, recorded in Volume "A" of plats, page 58, records of Clark County, Washington.**

**Except the South 249.25 feet thereof.**

**Also except that portion thereof lying within Covington Manor, according to the plat thereof, recorded in Volume 311 of Plats, Page 19, records of said county.**

**CONSIDERATIONS: One Thousand Five Hundred Thirty-Two and 23/100 Dollars (\$1,532.23).**

Quit Claim Deed  
Serial #: 106802-000  
Project: Tax Foreclosure Property  
WO #: 11301

Dated this 10<sup>th</sup> day of June, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF CLARK COUNTY, WASHINGTON

Tom Mielke  
Tom Mielke, Chair

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

\_\_\_\_\_  
Vacant Position, Commissioner

STATE OF WASHINGTON

COUNTY OF CLARK

On this 10<sup>th</sup> day of June, 2014, before me personally appeared \_\_\_\_\_ and Tom Mielke, to me known to be the duly elected, qualified and acting County Commissioner(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/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 6/10/14

Rebecca L. Jilton

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

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

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2014-06-05

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

WHEREAS, the Board of County Commissioners is in regular session this 10<sup>th</sup> day of June, 2014, 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: The Estate of Fenton A. Grahert

CONSIDERATION: \$1,532.23

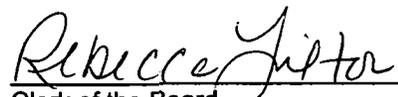
NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

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

\_\_\_\_\_  
Vacant Position, Commissioner



106802-000



1:964



**Legend**

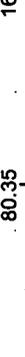
- Building Footprints
- Taxlots
- ImageBestRes
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- World Street Map

Notes:

160.7 Feet

80.35

180.7



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.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

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: 4960306  
Grantor: Clark County, Washington  
Grantees: Gary Colemansmith and Mark Colemansmith  
Legal Description: #7-C Timmons & Brezee HD CL aka #1 Lot 4 SP2-460  
Serial #: 062642-015  
Project: Tax Foreclosure Property  
WO #: 11301

PW 14-18a

**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 **GARY COLEMANSMITH**, a single man and **MARK COLEMANSMITH**, a single man as tenants in common, any interest they may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

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

**CONSIDERATIONS: Four Thousand Five Hundred and No/100 Dollars (\$4,500.00).**

Dated this 10<sup>th</sup> day of June, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF CLARK COUNTY, WASHINGTON

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

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

\_\_\_\_\_  
Vacant Position, Commissioner

Quit Claim Deed  
Serial #: 062642-015  
Project: Tax Foreclosure Property  
WO #: 11301

STATE OF WASHINGTON

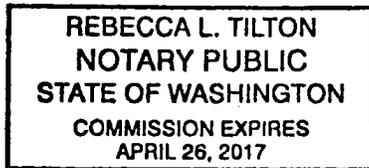
COUNTY OF CLARK

On this 10<sup>th</sup> day of June, 2014, before me personally appeared \_\_\_\_\_ and Tom mielke, to me known to be the duly elected, qualified and acting County Commissioner(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/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 6/10/14

Rebecca L. Tilton

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



062642015

**DESCRIPTION:**

That portion of Lot 4, SHORT PLAT, recorded in Book 2 of Short Plats, page 460, records of Clark County, Washington, described as follows:

A portion of Government Lot 2 and Government Lot 3 in Section 3, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

BEGINNING at a brass cap marking the South quarter corner of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, as shown in Book 2 of Short Plats at page 814, Clark County Auditor's Records; thence South 89°49'35" West, 357.93 feet to the centerline of Main Street; thence South 06°39'15" East, 1203.63 feet to a 3/4 inch iron pipe (Short Plat 2-814) at an angle point in the centerline of Main Street; thence North 06°39'15" West, along the centerline of Main Street, for a distance of 672.59 feet to the Southeast corner of the "Donald M. Cole tract" as described under Clark County Auditor's File No. G-718777; thence continuing North 06°39'15" West, 104.36 feet to the Northeast corner of the "Donald M. Cole tract" (said point also being the Southeast corner of the "Donald M. Cole tract" as described under Clark County Auditor's File No. 9501230315); thence, leaving the centerline of Main Street, South 83°15'00" West, 261.38 feet to the TRUE POINT OF BEGINNING; thence North 37°41'13" West, 309.11 feet to the North line of another "Donald M. Cole tract" as described under Clark County Auditor's File No. 8805230012; thence South 89°49'35" West, 55.59 feet to the Northwest corner of the latter "Donald M. Cole tract"; thence South 00°27'50" East, 393.47 feet to the Southwest corner of said latter "Donald M. Cole tract"; thence North 89°49'35" East, along the South line of said latter "Donald M. Cole tract", for a distance of 243.90 feet, more or less, to the centerline of an unnamed tributary to the East Fork of the Lewis River; thence Northerly and Northwesterly, following the centerline of said tributary, for a distance of 168 feet, more or less, to a point which bears South 83°15'00" West from the TRUE POINT OF BEGINNING; thence North 83°15'00" East, 7.1 feet, more or less, to the TRUE POINT OF BEGINNING.

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2014-06-10

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

WHEREAS, the Board of County Commissioners is in regular session this 10<sup>th</sup> day of  
June, 2014, 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: Gary Colemansmith and Mark Colemansmith

CONSIDERATION: \$4,500.00

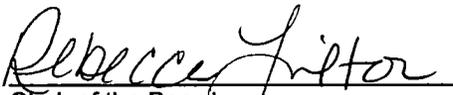
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IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor,  
County Engineer, and in the records of the County Commissioners.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON

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

ATTEST:

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

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

\_\_\_\_\_  
Vacant Position, Commissioner

Tax Parcel #062642-015

KEY

1:1,843



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Printed On: Feb 10, 2014  
Project: G:\RealPropEditRealPropEditing.mxd (dntell)

