



WASHINGTON STATE DEPARTMENT OF
Natural Resources

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

BEAUSITE LAKE INTER-TRUST EXCHANGE 2013-2015

PROPOSAL

The Department of Natural Resources proposes to exchange 305.20 acres, more or less, of State Forest Land Trust property in Jefferson County for 319.51 acres, more or less, of Common School Trust property in Jefferson County.

PURPOSE

The purpose of the exchange is to designate the State Forest Land Trust as Common School Trust so that the newly designated Common School Trust land can be included in a proposal to be transferred to Jefferson County.

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 Port Hadlock on February 27, 2014. A summary of the testimony will be presented to the Board of Natural Resources.

GENERAL LOCATION

The property is approximately 9 miles south of Port Townsend in eastern Jefferson County and is within Section 16, Township 29 North, Range 1 West, W.M., in Olympic Region.

**BEAUSITE LAKE INTER-TRUST EXCHANGE
VALUATION SUMMARY**

Acres and Value by Trust

Trust Property	Acres	Timber in Mbf	Timber Value	Land & Reproduction Value	Total Value
Common School Trust property in Ptn. of Sec 16, T29N, R1W.	319.51	2,066	\$1,400,135	\$352,588	\$1,753,000
State Forest Land Trust property in Ptns. of Sec 27, 28, 34, T29N, R1W.	305.20	2,875	\$1,230,000	\$523,000	\$1,753,000
Changes to State Forest Land Trust (After Exchange)	+14.31	-809	+\$170,135	-\$170,412	\$ 0


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

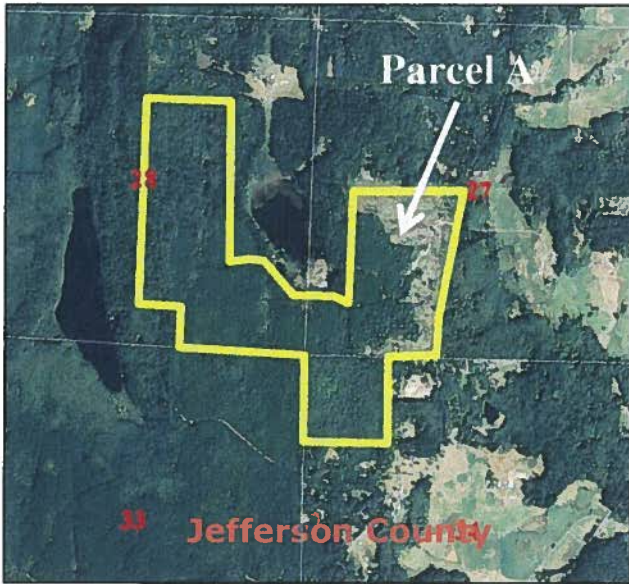
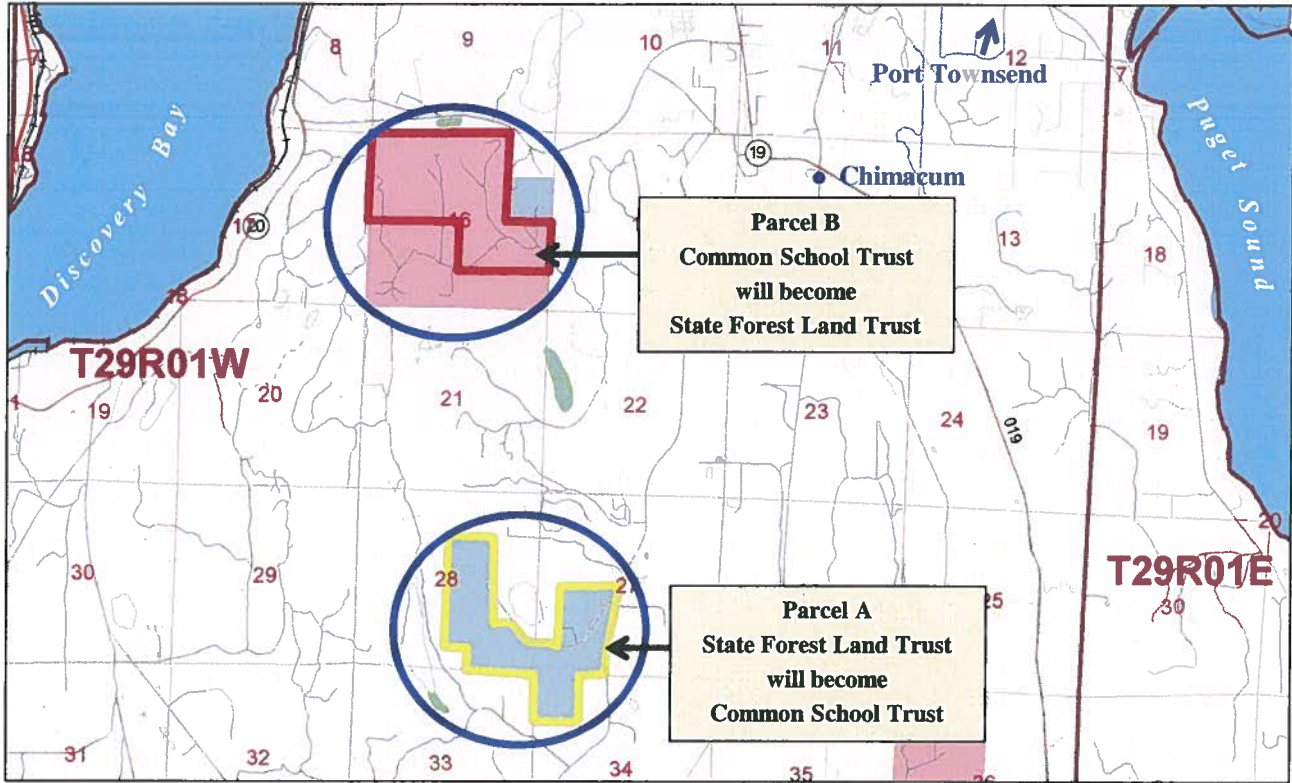
Date of Board Approval



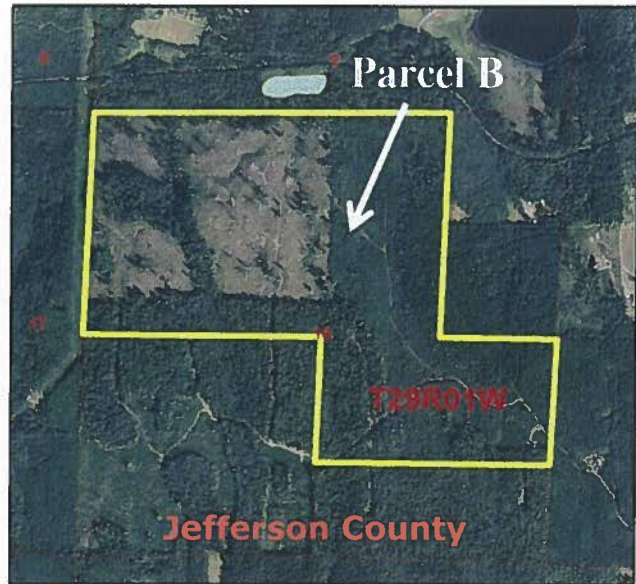


**STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
BOARD OF NATURAL RESOURCES**

BEAUSITE LAKE INTER-TRUST EXCHANGE 86-090570



Parcel A in portions of Sections 27, 28, 34, Township 29 North, Range 1 West, W.M., will become Common School Trust.



Parcel B in a portion of Section 16, Township 29 North, Range 1 West, W.M., will become State Forest Land Trust.

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

RESOLUTION NO. 1423

A **RESOLUTION** relating to the exchange of real property, known as the Beausite Lake Inter-Trust Exchange transaction, and the reclassification of State Forest Land Trust to Common School Trust property as authorized by RCW 79.17.010-.070 under Department of Natural Resources Exchange File No. 86-090570.

**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 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. 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 _____, 2014.

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 10th

day of April, 2014.

Chris J. Meyer
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:

That certain parcel surveyed and designated as "STATE" and described in Record of Survey filed under Auditor's File No. 546045, dated August 24, 2009, records of Jefferson County, Washington.

Parcel "E" as described in Statutory Warranty Deed recorded in Auditor's File No. 323550, records of Jefferson County, Washington. Being described as that portion of the East half of the East half of the Southwest quarter of Section 27, Township 29 North, Range 1 West W.M., lying westerly of the right of way of West Chimacum Valley Road as conveyed in Jefferson County by deed recorded March 25, 1981, under Auditor's file no. 271432.

Parcel "C" as described in Statutory Warranty Deed recorded in Auditor's File No. 323550, records of Jefferson County, Washington. Being described as the Northwest Quarter of the Northwest Quarter of Section 34, Township 29 North, Range 1 West, W.M., Jefferson County, Washington.

The West half of the East half of the Southwest Quarter and the East Half of the West half of the Southwest Quarter and the West half of the West half of the Southwest Quarter lying south of the right of way of Beausite Lake Road, all within Section 27, Township 29 North, Range 1 West, W.M., Jefferson County, Washington. Together with and Subject to Rights of way for Beausite Lake Road.

Rynea L. Edwards, PLS 45158
Professional Land Surveyor
Land Description & R/W Specialist
Engineering Division
Department of Natural Resources
PO Box 47060
Olympia, WA 98504-7060

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 North half of the Southeast Quarter and North 132 feet of the South half of the Southeast Quarter and the East half of the Northeast Quarter and the Northwest Quarter all within Section 16, Township 29 North, Range 1 West, W.M., Jefferson County, Washington.

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