



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**  
PETER GOLDMARK  
COMMISSIONER OF PUBLIC LANDS

## **CHEHALIS OXBOW LAND TRANSFER**

### **PROPOSAL**

The Department of Natural Resources proposes to convey by direct transfer to the Confederated Tribes of the Chehalis Reservation, 30 acres, more or less, of Common School Trust property located in Grays Harbor County. The proceeds from the transfer will be used to purchase replacement property desirable for the Common School Trust.

### **BENEFITS**

The property asset base of the Common School Trust is improved by:

- Disposing of property that is inefficient to manage,
- Enabling the replacement of the trust asset with property that has greater potential for natural resource income production.

### **GENERAL LOCATION**

The property is approximately 10 miles southwest from Rochester and is within Sections 5 and 9, Township 15 North, Range 4 West, W.M., in Pacific Cascade Region.

**IMPROVEMENTS** None.

**PRESENT INCOME** None.

**MARKET VALUE** \$30,000.

**TERMS OF TRANSFER** Cash.

**JUSTIFICATION** The transfer is authorized by RCW 79.17.200

**COMMENTS** Conveyance of title will be by quitclaim deed. Mineral rights owned by the State will be reserved in the Common School Trust. Tribe has paid DNR an administrative fee for the costs of processing this transaction. Tribe may seek to put this land into tribal trust with the USA and have the federal government request mineral rights from State at a later date.

Division Manager

Mr. B. Miller 12/15/16  
for Brock Miller

Deputy Supervisor  
For State Uplands

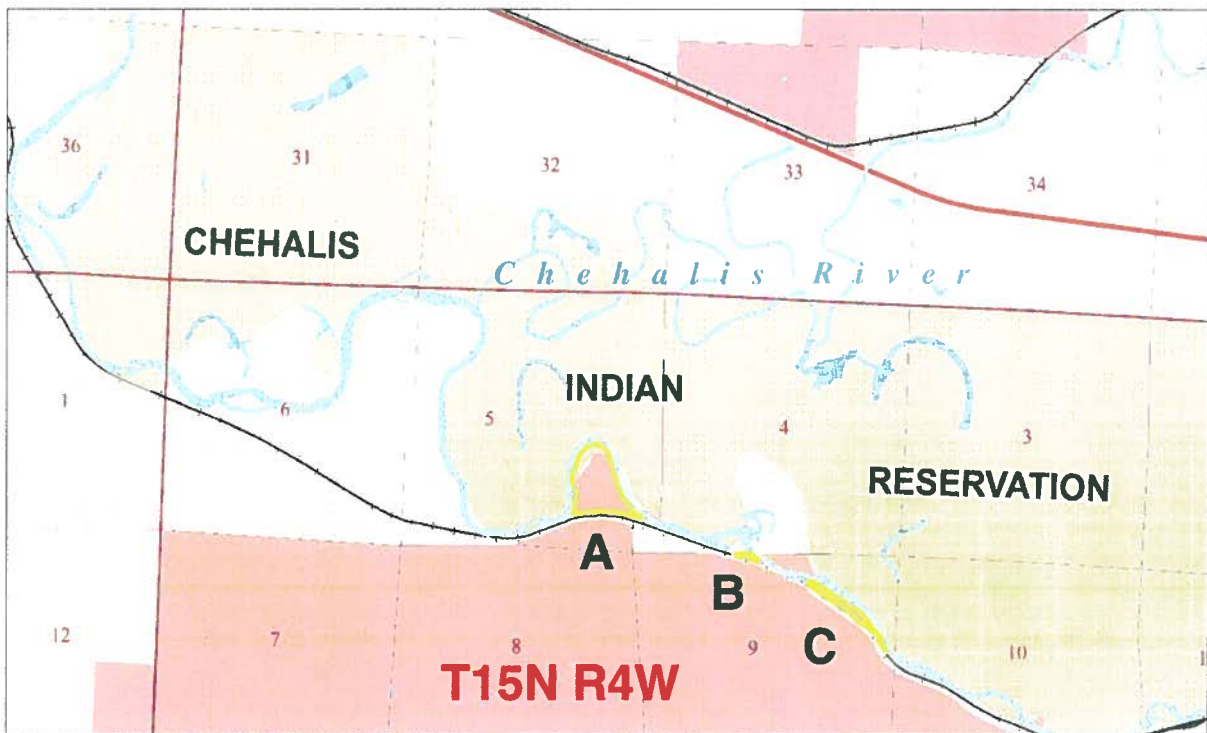
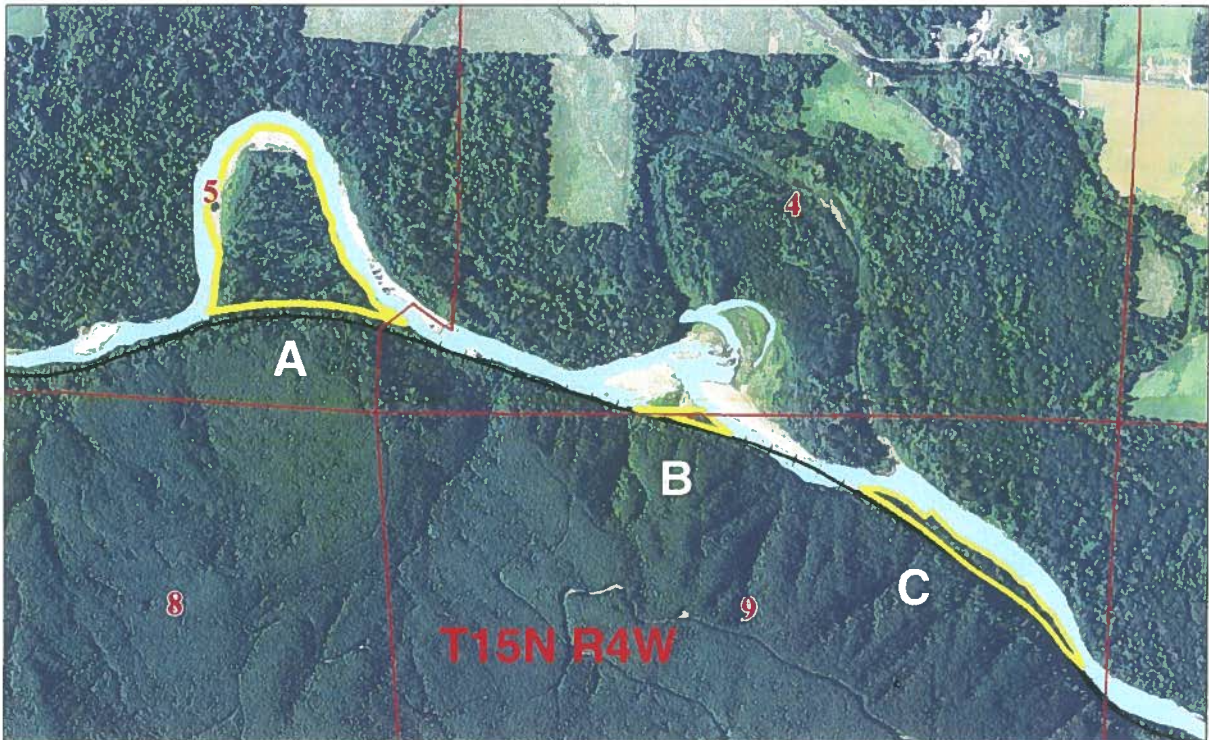
Angela Bondi 12/13/16

Date of Board Approval

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STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
BOARD OF NATURAL RESOURCES

CHEHALIS OXBOW LAND TRANSFER 02-093017



The transfer property includes portions of Sections 5 and 9, Township 15 North, Range 4 West, W.M., with the exception of all Washington State owned aquatic lands, Grays Harbor County.

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

**RESOLUTION NO.** \_\_\_\_\_

A **RESOLUTION** relating to the transfer and replacement of Common School Trust property as authorized by RCW 79.17.200 under Department of Natural Resources Land Transaction File No.02-093017.

**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 Common School Trust property situated in Grays Harbor County, Washington, and described in Exhibit A, known as the Chehalis Oxbow transaction, attached hereto which by this reference is made a part hereof.

**SECTION 2.** The Board of Natural Resources finds that it is in the best interest of the State and the Common School Trust to transfer without auction to the Confederated Tribes of the Chehalis Reservation the trust property described in Exhibit A, which shall be replaced in a subsequent transaction. This transfer to a public agency is authorized by RCW 79.17.200.

**SECTION 3.** The Board of Natural Resources finds the property has been appraised and the property transfer value of \$30,000 is at least market value.

**SECTION 4.** The Commissioner of Public Lands is authorized to execute such agreements, writings and relinquishments and to certify to the Governor such deeds as are necessary or proper to complete the transfer of the above referenced real property.

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

- A. Upon receiving payment from the Confederated Tribes of the Chehalis Reservation for the value stated in SECTION 3 above, issue a quitclaim deed which reserves from the sale all oils, gases, coals, ores, minerals, and fossils as provided under RCW 79.11.210 and reserved easement rights as provided under RCW 79.36.370; and
- B. In accordance with RCW 79.17.200 deposit \$30,000 into the Real Property Replacement Account (RPRA) and hold said funds, together with accrued interest, for the purpose of acquiring desirable replacement trust property in future purchases to be approved by the Board.

**APPROVED AND ADOPTED** by the Board of Natural Resources, Department of Natural Resources, State of Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the Commissioner of Public Lands.

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PETER GOLDMARK  
Commissioner of Public Lands

Approved as to form this \_\_\_\_\_  
Day of \_\_\_\_\_, 2017.

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Assistant Attorney General

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

That portion of Government Lots 8 and 9 of Section 5, Township 15 North, Range 4 West W.M., Grays Harbor County, Washington lying north of the northerly margin of Grays Harbor and Puget Sound Railway as described in Warranty Deed recorded July 11, 1909, under File No. 40816 records of Grays Harbor County, Washington.

Excepting therefrom the beds and shores of navigable water up to the line of ordinary high water.

That portion of Government Lot 2, Government Lot 3 and the Northeast Quarter of the Northwest Quarter of Section 9, Township 15 North, Range 4 West W.M., Grays Harbor County, Washington lying north of the northerly margin of Grays Harbor and Puget Sound Railway by Warranty Deed recorded July 11, 1909, under File No. 40816 records of Grays Harbor County, Washington.

Excepting therefrom the beds and shores of navigable water up to the line of ordinary high water.

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

Dated for S.5 and S.9: November 18, 2016