



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

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

**NORTH CAPITOL REPLACEMENT PURCHASE**

**PROPOSAL**

The Department of Natural Resources proposes to purchase 13.34 +/- acres, more or less, of real property owned by Dean and Diane Schwickerath and located in Thurston County. The purpose of this purchase is to replace Common School Trust property previously transferred and acquire land that is productive, working forest land. The purchase is authorized by RCW 79.17.210 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> Spec. Session.

**BENEFITS**

The Common School Trust will acquire property that has income production potential and is an edge holding along Capitol Forest.

**GENERAL LOCATION**

The property is approximately nine miles west of Olympia and is within Section 13, Township 18 North, Range 4 West, W.M., in South Puget Sound Region.


**VALUATION**

Purchase price is \$149,000 and includes 275 Mbf of timber.

**COMMENTS**

Conveyance of title will be by Statutory Warranty Deed, and title insurance will be provided by the seller. Minerals will be acquired. Some site cleanup will occur post-closing by the Seller associated with an escrow holdback.

Division Manager



Deputy Supervisor  
for State Uplands

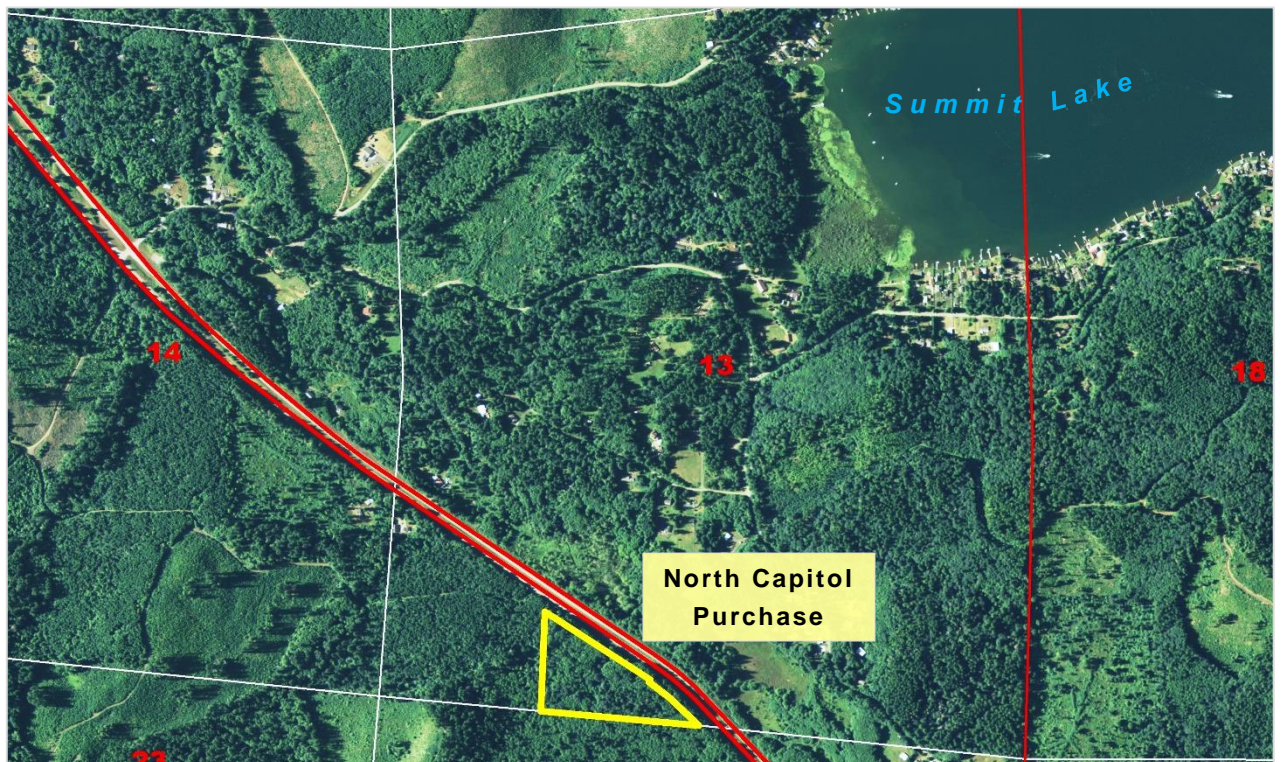
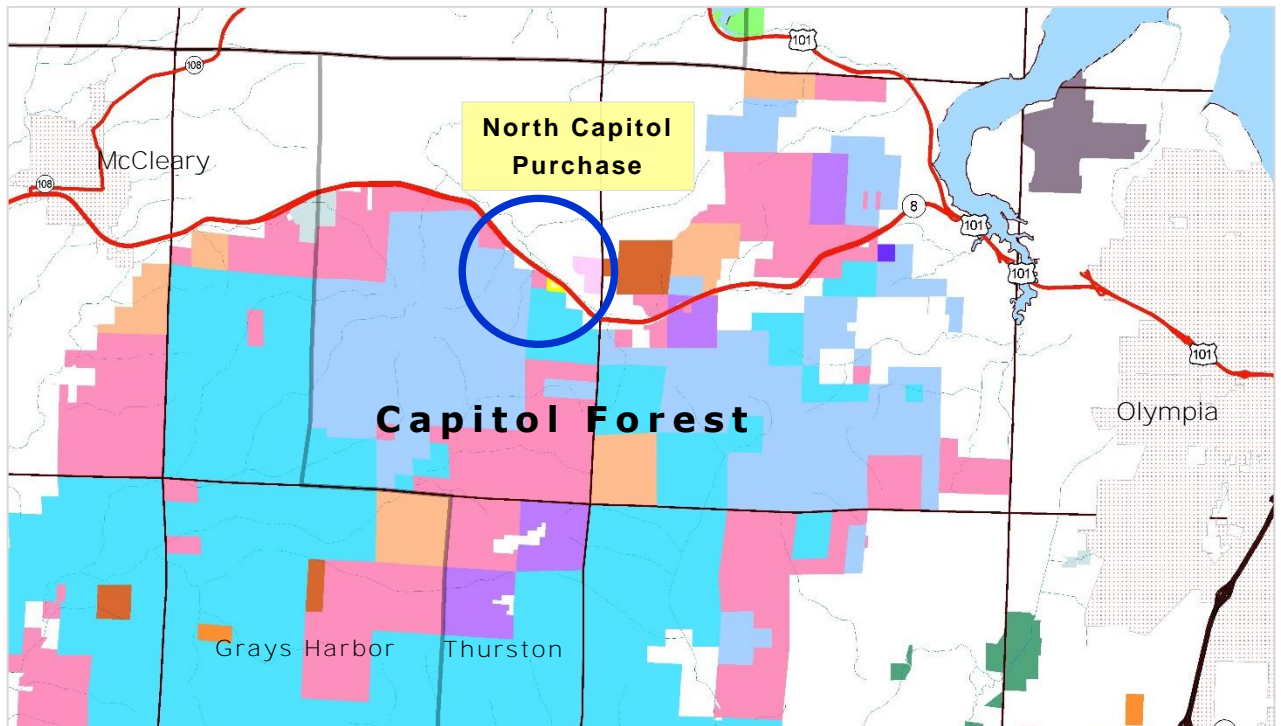


Date of Board Approval

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STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
BOARD OF NATURAL RESOURCES

**NORTH CAPITOL – SCHWICKERATH REPLACEMENT PURCHASE**



Within Portions of Section 13, Township 18 North, Range 4 West, W.M., Thurston County

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

**RESOLUTION NO. 1477**

A **RESOLUTION** relating to the purchase of real property by the Department of Natural Resources of the State of Washington from Dean M. Schwickerath and Diane C. Schwickerath, husband and wife, as authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> Spec. Session, under Department of Natural Resources Purchase File No. 08-093292.

**BE IT RESOLVED BY THE BOARD OF NATURAL RESOURCES,  
DEPARTMENT OF NATURAL RESOURCES, STATE OF WASHINGTON, THAT:**

**SECTION 1.** Dean M. Schwickerath and Diane C. Schwickerath, husband and wife, are the owners of the real property described in Exhibit A, attached hereto which by this reference is made a part hereof.

**SECTION 2.** The Board of Natural Resources finds that purchase of the real property described in Exhibit A as replacement trust property is authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Section 3228, Chapter 3, Laws of 2015 3<sup>rd</sup> Spec. Sess. The purchase of real property described herein contributes to the real property asset base, has income potential, and is therefore suitable for replacing trust lands previously approved for transfer by the Board.

**SECTION 3.** The Commissioner of Public Lands is authorized to execute such agreements, writings, and relinquishments and to certify and approve such deeds as are necessary or proper to complete the purchase of the above referenced real property.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. Dean M. Schwickerath and Diane C. Schwickerath will convey their property to the State of Washington by statutory warranty deed and will furnish, at their expense, a policy of owner's standard title insurance in the full amount of the purchase price.
- B. The Department of Natural Resources is authorized to disburse \$149,000 from the Real Property Replacement Account for acquisition of the replacement trust property described in Exhibit A as required by the Purchase and Sale Agreement.
- C. Should the purchase authorized by this resolution be consummated, the State of Washington, Department of Natural Resources, shall hold and administer the real

property described in Exhibit A as Common School Trust property, as provided for under the laws of the State of Washington.

**APPROVED AND ADOPTED** by the Board of Natural Resources, Department of Natural Resources, State of Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**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 20<sup>th</sup>  
day of January, 2016  
Michael Rollman  
Assistant Attorney General

**STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
RESOLUTION**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**NORTH CAPITOL DIRECT PURCHASE  
Thurston County**

That portion of the Southeast Quarter of the Southwest Quarter of Section 13, Township 18 North, Range 4 West, W.M., Lying Southwesterly of State Route 8 (Primary State Highway No. 9).

In Thurston County, Washington

Dated: 11/30/2015

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