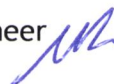


Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Mark McCauley, County Administrator

From: Monte Reinders P.E., Public Works Director/ County Engineer 

Agenda Date: ~~TBD~~ September 5, 2023 

Subject: Grant of Easement to Shold Excavating, Inc.

Statement of Issue:

The County purchased certain real property (Tax Parcel 901-112-009) from John T. "Duke" Shold in 2013 for the percolation pond to serve the Port Hadlock Wastewater Project. Shold Excavating, Inc. ("Shold") continues to own and operate its business on the adjacent parcel (901-112-002). Shold has now requested an easement over portions of the County parcel to better accommodate its on-going operations. In particular, it has requested an easement over the eastern 20-feet and over the eastern 200 feet of the southern 20 feet of the County's property for purposes of ingress, egress, storage of materials and utilities.

Analysis / Strategic Goals / Pros & Cons:

The County has completed design and is currently in the process of constructing its facilities on the percolation pond property. The easement requested by Shold is not expected to adversely impact the County's wastewater facilities or operations. Granting the easement allows the County to continue to maintain good relations with the property owners abutting the wastewater facilities.

Fiscal Impact/Cost Benefit Analysis:

Shold is willing to pay the County \$16,100 for the easement, which compensation is based on the purchase price paid by the County in 2013 for fee simple title to the property. In addition, Shold is willing to make a lump sum payment of \$2,500 to the County to cover anticipated staff time and other expenses in preparing, processing and recording the easement.

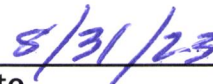
Recommendation:

Please sign and notarize the attached Grant of Easement and sign REET affidavit (or authorize Public Works to sign affidavit) and return to Public Works for recording and distribution.

Department Contact: Colette Kostelec, Engineer III, 360-385-9218

Reviewed By:


Mark McCauley, County Administrator


Date

CONTRACT REVIEW FORM

Clear Form

(INSTRUCTIONS ARE ON THE NEXT PAGE)

CONTRACT WITH: Shold Excavating, Inc.

Contract No:

PW 2023-075

Contract For: Grant of Easement (County to Shold)

Term: perpetual

COUNTY DEPARTMENT: Public Works

Contact Person: Colette Kostelec

Contact Phone: 360-385-9218

Contact email: ckostelec@co.jefferson.wa.us

AMOUNT: \$16,100

Revenue: 40516936.59435.61

Expenditure:

Matching Funds Required:

Sources(s) of Matching Funds

Fund #

Munis Org/Obj

PROCESS:

☐
☐
☐
☐
☐
☐
☒

Exempt from Bid Process

Cooperative Purchase

Competitive Sealed Bid

Small Works Roster

Vendor List Bid

RFP or RFQ

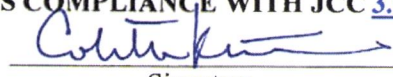
Other:

APPROVAL STEPS:

STEP 1: DEPARTMENT CERTIFIES COMPLIANCE WITH JCC 3.55.080 AND CHAPTER 42.23 RCW.

CERTIFIED: ☒

N/A: ☒


Signature

8/10/2023
Date

STEP 2: DEPARTMENT CERTIFIES THE PERSON PROPOSED FOR CONTRACTING WITH THE COUNTY (CONTRACTOR) HAS NOT BEEN DEBARRED BY ANY FEDERAL, STATE, OR LOCAL AGENCY.

CERTIFIED: ☒

N/A: ☒


Signature

8/10/2023
Date

STEP 3: RISK MANAGEMENT REVIEW (will be added electronically through Laserfiche):

✓ Electronically approved by Risk Management on 8/17/2023.
Easement for the BOCC packet had typos corrected.

STEP 4: PROSECUTING ATTORNEY REVIEW (will be added electronically through Laserfiche):

✓ Electronically approved as to form by PAO on 8/16/2023.
Necessary for sewer.

STEP 5: DEPARTMENT MAKES REVISIONS & RESUBMITS TO RISK MANAGEMENT AND PROSECUTING ATTORNEY(IF REQUIRED).

STEP 6: CONTRACTOR SIGNS

STEP 7: SUBMIT TO BOCC FOR APPROVAL

After recording return document to:

Jefferson County
Department of Public Works
623 Sheridan St.
Port Townsend, WA 98368

Document Title: GRANT OF EASEMENT
Grantor: JEFFERSON COUNTY, a political subdivision of the State of Washington
Grantee: SHOLD EXCAVATING, INC., a Washington for-profit corporation
Legal Description: Ptn. NE 1/4, NW 1/4, of Sec. 11, Twp. 29 N, Rng 1W, W.M.
Additional Legal Description on Page 6 of this Document.
Assessor's Parcel No: 901-112-009

GRANT OF EASEMENT

GRANTOR, Jefferson County, a political subdivision of the State of Washington ("Jefferson County" or "the County"), for and in consideration of the sum of SIXTEEN THOUSAND ONE HUNDRED DOLLARS (\$16,100.00) in hand paid, hereby grants, conveys and establishes a permanent non-exclusive easement to GRANTEE Shold Excavating, Inc., a Washinton for-profit corporation, over, under, across and through the following described property:

For legal description of the Easement Area
see Exhibit A attached hereto and made a part hereof.

This Easement is for the benefit of the following described property, the title to which is currently held by Grantee:

For legal description of the Benefitted Property
see Exhibit B attached hereto and made a part hereof.

Attached as Exhibit C is a site plan showing the affected properties and Easement Area. The Easement Area may be used by Grantee for ingress, egress, storage of materials and utilities to serve the Benefitted Property. No permanent structures shall be built, installed or maintained within the Easement Area. Jefferson County may use the Easement Area as long as such use is not inconsistent with Grantee's Easement rights.

This Easement and the covenants contained herein shall run with the land and shall be binding on the successors, heirs, and assigns of both parties hereto.

Grantee shall defend, indemnify and hold Jefferson County, its officers, officials, employees, agents and volunteers (and their marital communities) harmless from and against any and all claims, injuries, damages, losses or suits, including reasonable attorney's fees, except as may be caused by the sole negligence of the County, which may arise as a result of this Grant of Easement. Should a court of competent jurisdiction determine this Indemnification provision is subject to RCW 4.24.115 if liability for damages occurs arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of Grantee and Jefferson County, Grantee's liability, including the duty and cost to defend, shall be only to the extent of the negligence of Grantee. It is further specifically understood that the indemnification provided constitutes Grantee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. It is agreed and understood that this hold harmless indemnification recognizes that the Easement Area may be traversed and used by Jefferson County and simultaneously by Grantee, and the risks and liabilities arising from this joint use are expressly included in this indemnity and hold harmless provision.

[Signatures on following pages]

GRANTOR JEFFERSON COUNTY

Approved By:

**JEFFERSON COUNTY BOARD OF
COMMISSIONERS**

Greg Brotherton, Chair

Kate Dean, Commissioner

Heidi Eisenhour, Commissioner

SEAL:

ATTEST:

Carolyn Gallaway, CMC
Clerk of the Board

Date

Approved as to form only:



Philip C. Hunsucker
Chief Civil Deputy
Prosecuting Attorney

August 17, 2023

Date

State of Washington
County of Jefferson

This record was acknowledged before me on _____, by Greg Brotherton
as a Commissioner and the Chair of the Jefferson County Board of County Commissioners.

Notary Public in and for the State of Washington.
My Commission Expires _____

State of Washington
County of Jefferson

This record was acknowledged before me on _____, by Kate Dean as a
Commissioner on the Jefferson County Board of County Commissioners.

Notary Public in and for the State of Washington.
My Commission Expires _____

State of Washington
County of Jefferson

This record was acknowledged before me on _____, by Heidi Eisenhour
as a Commissioner on the Jefferson County Board of County Commissioners.

Notary Public in and for the State of Washington.
My Commission Expires _____

GRANTEE SHOLD EXCAVATING INC.

Acknowledged and Accepted by:

Signature: Trishamiller
Print Name: Trisha M Miller
Title: President, owner

8/24/2023
Date

State of Washington
County of Jefferson

This record was acknowledged before me on 8/24/2023, by
Trisha M. Miller as President/owner of Shold Excavating, Inc.



Mimi-Lael McKnight
Notary Public in and for the State of Washington.
My Commission Expires September 11, 2026

EXHIBIT A
Legal Description of Easement Area

THE EASTERN TWENTY FEET (20'), AND THE EASTERN TWO HUNDRED FEET (200') OF THE SOUTHERN TWENTY FEET (20'), OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST ¼ OF THE NORTHWEST 1/4 , SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON;
THENCE SOUTH 01°37'51" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 A DISTANCE OF 685.56 FEET TO A POINT ON THE SOUTH MARGIN OF LOPEMAN ROAD;
THENCE NORTH 87°42'09" WEST ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 373.22 FEET;
THENCE SOUTH 01°24'19" WEST A DISTANCE OF 506.34 FEET;
THENCE SOUTH 83°52'07" EAST A DISTANCE OF 372.35 FEET;
THENCE NORTH 01°37'51" EAST ALONG A LINE PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SECTION 11 A DISTANCE OF 531.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS LINE.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

End of Legal Description of Easement Area.

Easement Area: 14,200 square feet, more or less.

EXHIBIT B
Legal Description of Benefitted Property

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON;

EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF FOR THE SOUTH ½ OF LOPEMAN ROAD;

EXCEPTING THEREFROM THE WEST 600 FEET THEREOF AND EXCEPTING THAT PORTION OF LAND DESCRIBED IN AUDITOR'S FILE NO. 276777, RECORDS OF JEFFERSON COUNTY, WASHINGTON, ALSO KNOWN AS TAX 62, AS DESCRIBED AS FOLLOWS:

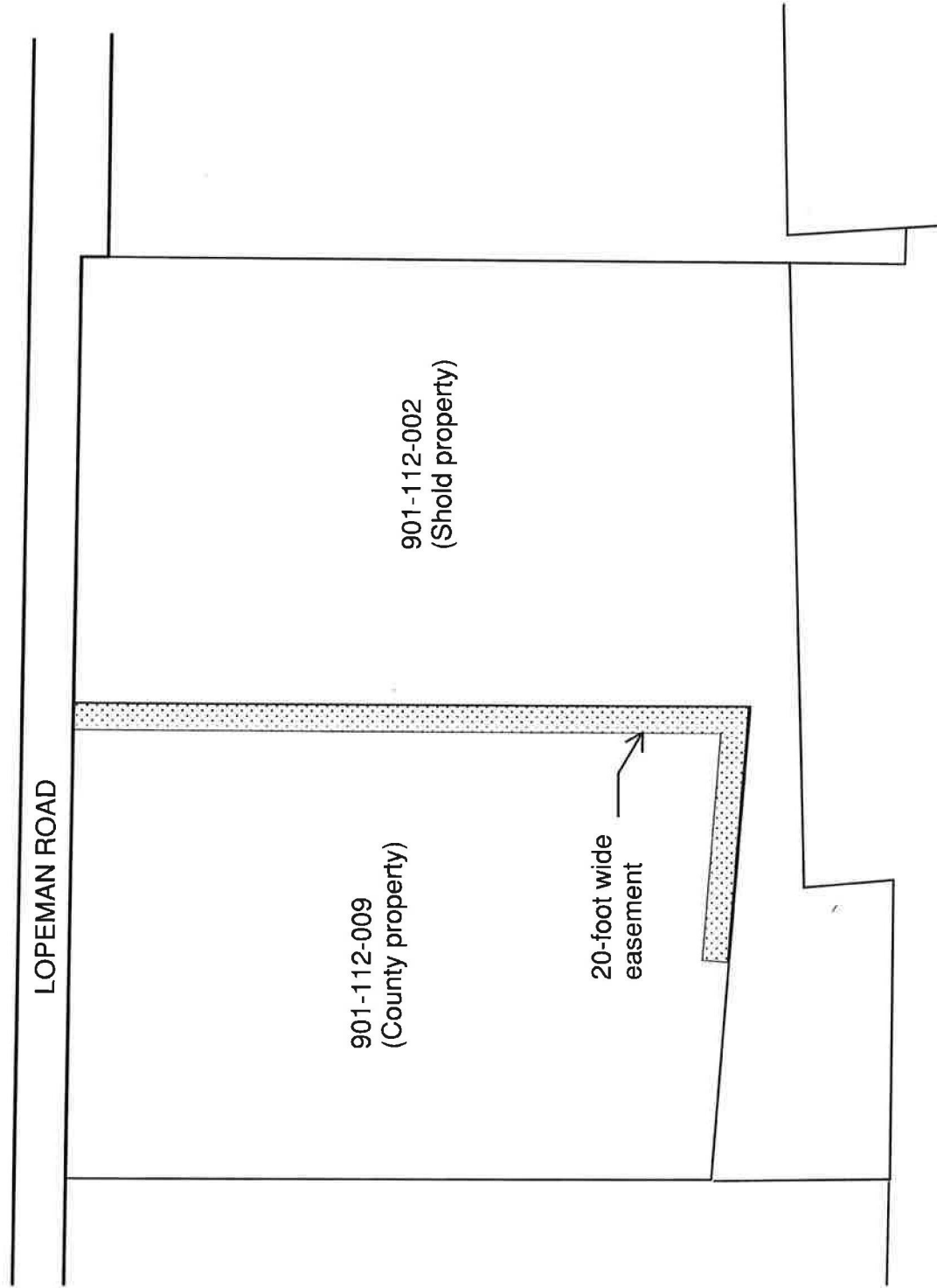
COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 11;
WHENCE THE SOUTH ¼ CORNER OF SAID SECTION 11 BEARS SOUTH 1°37'39" WEST 5,308.65 FEET DISTANT;
THENCE SOUTH 1°37'39" WEST 1,240.16 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 TO THE NORTH LINE OF SAID TAX 62, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 1°37'39" WEST 90.77 FEET TO THE SOUTHEAST CORNER OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11;
THENCE NORTH 87°37'26" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 485.94 FEET;
THENCE NORTH 2°36'40" WEST ALONG THE WESTERN LINE OF SAID TAX 62, 68.84 FEET;
THENCE NORTH 89°47'17" EAST ALONG THE NORTHERN LINE OF SAID TAX 62, 491.24 FEET TO THE TRUE POINT OF BEGINNING;
ALL AS SHOWN IN VOLUME 19 OF SURVEYS, PAGE 128, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON;
THENCE SOUTH 01°37'51" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 A DISTANCE OF 685.56 FEET TO A POINT ON THE SOUTH MARGIN OF LOPEMAN ROAD;
THENCE NORTH 87°42'09" WEST ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 373.22 FEET;
THENCE SOUTH 01°24'19" WEST A DISTANCE OF 506.34 FEET;
THENCE SOUTH 83°52'07" EAST A DISTANCE OF 372.35 FEET;
THENCE NORTH 01°37'51" EAST ALONG A LINE PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SECTION 11 A DISTANCE OF 531.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS LINE.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

End of Legal Description of Benefitted Property.

EXHIBIT C



Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 1, 2023.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jefferson County, a political subdivision of the State of Washington

Mailing address PO Box 1220

City/state/zip Port Townsend, WA 98368

Phone (including area code) (360) 385-9160

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name Jefferson County

Mailing address PO Box 1220

City/state/zip Port Townsend, WA 98368

4 Street address of property no assigned address

This property is located in Jefferson County (for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A attached hereto and made a part hereof.

5 91 - Undeveloped land (land only)

Enter any additional codes _____

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☐ does not qualify for continuance.

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent _____

Name (print) _____

Date & city of signing _____

Signature of grantee or agent _____

Name (print) _____

Date & city of signing _____

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

2 Buyer/Grantee

Name Shold Excavating, Inc., a Washington for-profit corporation

Mailing address PO Box 179

City/state/zip Port Hadlock, WA 98339

Phone (including area code) (360) 379-8892 385-0480

List all real and personal property tax parcel account numbers

901-112-009

Personal property?

☐

Assessed value(s)

\$ 79,010.00

☐

\$ 0.00

☐

\$ 0.00

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) WAC 458-61A-205(2)

Reason for exemption

Governmental entity (County) selling real property interest (easement).

Type of document Grant of Easement

Date of document _____

Gross selling price 16,100.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 16,100.00

Taxable selling price 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% 0.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0050 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

***SEE INSTRUCTIONS**

EXHIBIT A
Legal Description of Easement Area

THE EASTERN TWENTY FEET (20'), AND THE EASTERN TWO HUNDRED FEET (200') OF THE SOUTHERN TWENTY FEET (20'), OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON;
THENCE SOUTH 01°37'51" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 A DISTANCE OF 685.56 FEET TO A POINT ON THE SOUTH MARGIN OF LOPEMAN ROAD;
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SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

End of Legal Description of Easement Area.

Easement Area: 14,200 square feet, more or less.

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 1, 2023.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if partial sale, indicate % _____ sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Jefferson County, a political subdivision of the State of Washington

Mailing address PO Box 1220

City/state/zip Port Townsend, WA 98368

Phone (including area code) (360) 385-9160

3 Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name Jefferson County

Mailing address PO Box 1220

City/state/zip Port Townsend, WA 98368

4 Street address of property no assigned address

This property is located in Jefferson County (for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

See Exhibit A attached hereto and made a part hereof.

5 91 - Undeveloped land (land only)

Enter any additional codes _____
(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

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This land: ☐ does ☐ does not qualify for continuance.

Deputy assessor signature _____ Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, **sign (3) below**. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____ Signature _____
Print name _____ Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent _____
Name (print) _____
Date & city of signing _____

Signature of grantee or agent Inshammiller
Name (print) Inshammiller
Date & city of signing Port Hadlock 8-24-2023

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

End of Legal Description of Easement Area.

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City/state/zip Port Townsend, WA 98368

4 Street address of property no assigned address

This property is located in Jefferson County (for unincorporated locations please select your county)

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Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions) ☐ Yes ☒ No

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☐ does not qualify for continuance.

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent _____

Name (print) _____

Date & city of signing _____

Signature of grantee or agent Trisham Miller

Name (print) Trisham Miller

Date & city of signing Port Hadlock 8-24-2023

2 Buyer/Grantee

Name Shold Excavating, Inc., a Washington for-profit corporation

Mailing address PO Box 179

City/state/zip Port Hadlock, WA 98339

Phone (including area code) (360) 370-6892 385-0480

List all real and personal property tax parcel account numbers

901-112-009

Personal property?

☐

Assessed value(s)

\$ 79,010.00

☐

\$ 0.00

☐

\$ 0.00

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption.

WAC number (section/subsection) WAC 458-61A-205(2)

Reason for exemption

Governmental entity (County) selling real property interest (easement).

Type of document Grant of Easement

Date of document _____

Gross selling price 16,100.00

*Personal property (deduct) 0.00

Exemption claimed (deduct) 16,100.00

Taxable selling price 0.00

Excise tax: state

Less than \$525,000.01 at 1.1% 0.00

From \$525,000.01 to \$1,525,000 at 1.28% 0.00

From \$1,525,000.01 to \$3,025,000 at 2.75% 0.00

Above \$3,025,000 at 3% 0.00

Agricultural and timberland at 1.28% 0.00

Total excise tax: state 0.00

0.0050 Local 0.00

*Delinquent interest: state 0.00

Local 0.00

*Delinquent penalty 0.00

Subtotal 0.00

*State technology fee 5.00

Affidavit processing fee 5.00

Total due 10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

EXHIBIT A
Legal Description of Easement Area

THE EASTERN TWENTY FEET (20'), AND THE EASTERN TWO HUNDRED FEET (200') OF THE SOUTHERN TWENTY FEET (20'), OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST ¼ OF THE NORTHWEST 1/4 , SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON;
THENCE SOUTH 01°37'51" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 A DISTANCE OF 685.56 FEET TO A POINT ON THE SOUTH MARGIN OF LOPEMAN ROAD;
THENCE NORTH 87°42'09" WEST ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH MARGIN OF LOPEMAN ROAD A DISTANCE OF 373.22 FEET;
THENCE SOUTH 01°24'19" WEST A DISTANCE OF 506.34 FEET;
THENCE SOUTH 83°52'07" EAST A DISTANCE OF 372.35 FEET;
THENCE NORTH 01°37'51" EAST ALONG A LINE PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SECTION 11 A DISTANCE OF 531.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS LINE.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

End of Legal Description of Easement Area.

Easement Area: 14,200 square feet, more or less.