

CLARK COUNTY  
STAFF REPORT

*[Handwritten signature]*  
N

DEPARTMENT/DIVISION: Environmental Services / Sustainability and Outreach

DATE: May 21, 2013

REQUEST: Execute a Quit Claim Deed transferring title of the Planet Clark Emerald House Property (a 7,500 square foot lot located at 9717 NE 25<sup>th</sup> Avenue, Vancouver, WA 98665) to Evergreen Habitat for Humanity. Tax Parcel Number 097745-000.

CHECK ONE:  Consent  Hearing  Chief Administrative Officer

**BACKGROUND:** On July 31, 2012, the Board of Commissioners executed a contract with Evergreen Habitat for Humanity to achieve a resource efficient residence that will serve as a model for other builders in the area. RFP Number 623 states that the county will convey title to the 7,500 square foot lot for the house to a bona fide nonprofit corporation to be used to further the county's sustainability efforts (CCC 2.33A.180(15)(b)) and provide affordable housing to low income individuals. After the selected non-profit assumes title, they can sell the house but the land remains with Evergreen Habitat for Humanity to ensure affordability into the future.

**COMMUNITY OUTREACH:** The county has worked closely with the Neighborhood Associations Council of Clark County, the NE Hazel Dell Neighborhood Association and surrounding property owners throughout the process.

**BUDGET AND POLICY IMPLICATIONS:** Evergreen Habitat for Humanity will be responsible for any improvements to the property and for its management and maintenance.

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

**ACTION REQUESTED:** Execute a quit claim deed transferring title of the Planet Clark Emerald House Property (a 7,500 square foot lot located at 9717 NE 25<sup>th</sup> Avenue, Vancouver, WA 98665) to Evergreen Habitat for Humanity. Tax Parcel Number 097745-000.

**DISTRIBUTION:** Please return the original signed deeds and the approved staff report to Environmental Services Administration.

*[Signature]*  
Anita Largent  
Sustainability and Outreach Manager

*[Signature]* (Decision MADE PASD TO MY KNOWING)  
Don Benton  
Environmental Services Director

APPROVED: May 21, 2013  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

SR 087-13

Enclosures: Quit Claim Deed, Resolution, Map

c: Pam Mason, Real Property Services  
Sandra Hall, Financial Services  
Josh Townsley, Evergreen Habitat for Humanity



Recording requested by:  
Clark County Public Works  
Real Property Services  
P.O. Box 9810  
Vancouver, WA 98666-9810

**Document Title: Quit Claim Deed**  
**Grantor: Clark County, Washington**  
**Grantee: Evergreen Habitat for Humanity**  
**Legal Description: Fruitvale Acreage #3 Lot 11**  
**Serial #: 097745-000**  
**Project: Living Habitat House**  
**WO #: 28552**

### **QUIT CLAIM DEED**

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of valuable considerations as set out in part below, conveys and quit claims to **EVERGREEN HABITAT FOR HUMANITY**, a **Washington non-profit corporation**, its heirs and assigns, 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**

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or materials on or under the subject property.

Grantor reserves unto themselves an access easement over and across the herein described property described in Exhibit "A" attached hereto and made a part hereof.

In the event Grantee desires or attempts to sell, convey, or otherwise transfer Grantee's interest in the described property to any person or entity (other than a nonprofit corporation, charitable trust, governmental agency or other similar entity Grantor shall have the right of first refusal to purchase the land.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

**CONSIDERATIONS: Mutual Benefits.**

Quit Claim Deed  
Serial #: 097745-000  
Project: Living Habitat House  
WO #: 28552

Dated this 21<sup>st</sup> day of May, 2013.

BOARD OF COUNTY COMMISSIONERS  
OF CLARK COUNTY, WASHINGTON



Steve Stuart, Chair

Tom Mielke, Commissioner

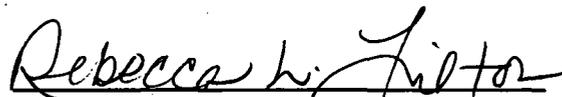
David Madore, Commissioner

STATE OF WASHINGTON

COUNTY OF CLARK

On this 21<sup>st</sup> day of May, 2013, before me personally appeared  
Steve Stuart and  
Steve Stuart, 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.

Date: 5-21-13



Notary Public in and for the State of WA  
Residing at Battle Ground  
My commission expires: 4/26/2017

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



proud past, promising future

**CLARK COUNTY**  
WASHINGTON

*Superior service that is responsive and cost justified*

**DEPARTMENT OF PUBLIC WORKS**  
**COUNTY SURVEYOR'S OFFICE**

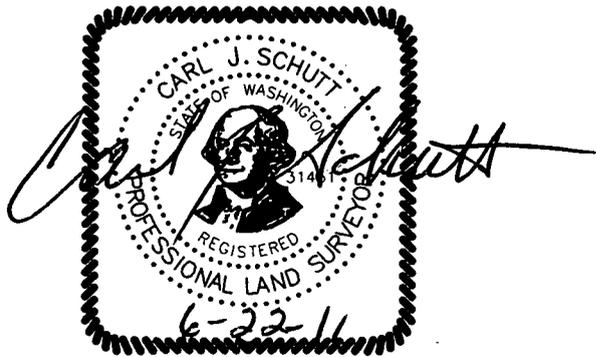
**EXHIBIT "A"**  
**HABITAT FOR HUMANITY HOUSE (#28552)**

A parcel of land lying in the northeast quarter of Section 2, Township 2 North, Range 1 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All that portion of that parcel described in that Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded December 29, 2010 under Auditor's file No. 4730247, records of Clark County, Washington, **except** that portion lying northerly of a line 65.27 feet northerly of, when drawn at a right angle to, the south line of said parcel, all in Clark County, Washington.

Grantor to retain an easement for access over the south 15.00 feet and the east 15.00 feet of the south 65.27 feet of said parcel.

This description contains 7,500 square feet as calculated by the double meridian distance method.

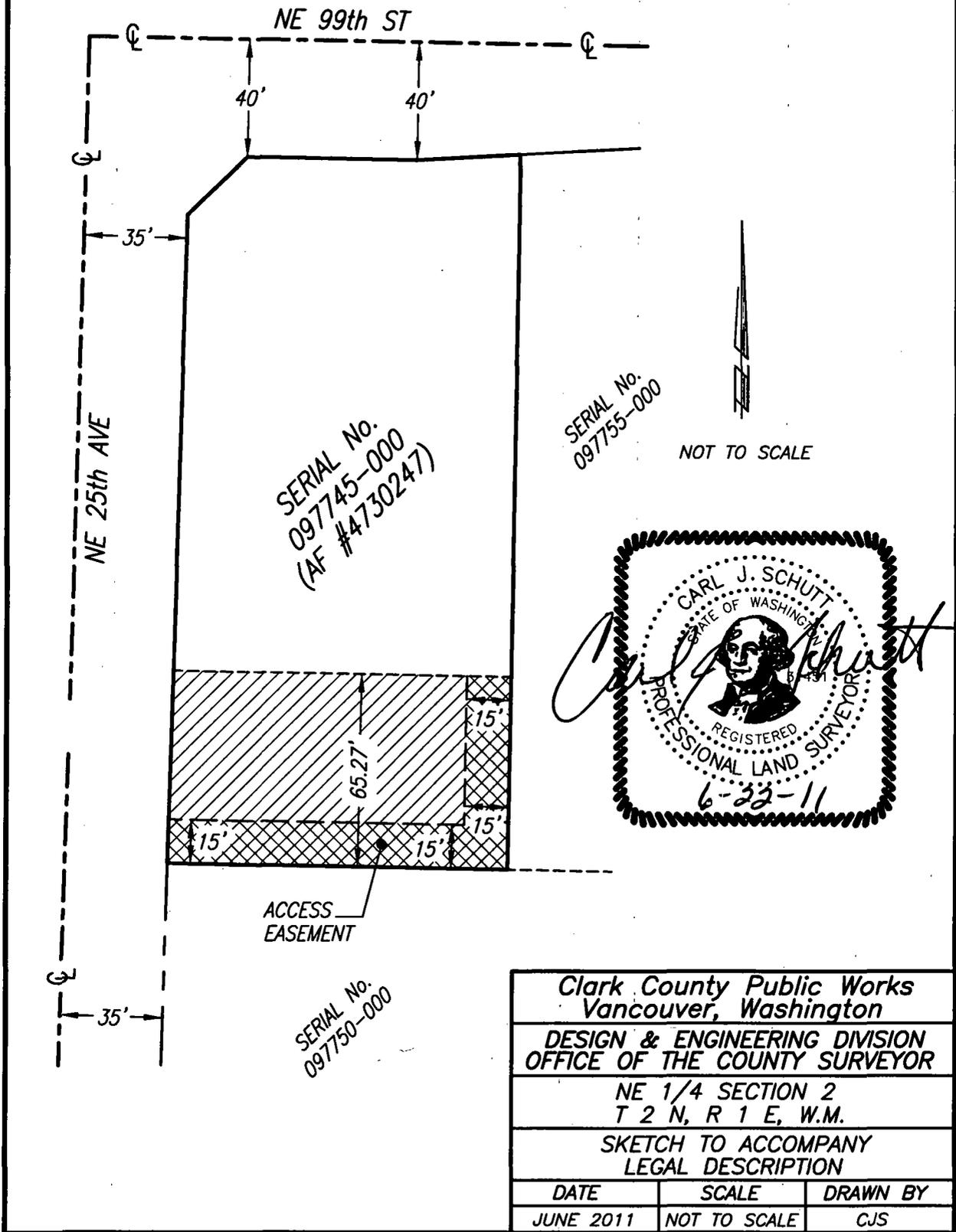


28552 HABITAT HOUSE.doc

WRITTEN BY: *[Signature]*  
REVIEWED BY: *[Signature]*

EXHIBIT "B"

SERIAL No. 097745-000



SERIAL No.  
097755-000

SERIAL No.  
097745-000  
(AF #4730247)

SERIAL No.  
097750-000



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
NE 1/4 SECTION 2 T 2 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
JUNE 2011	NOT TO SCALE	CJS

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2013-05-09

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

WHEREAS, the Board of County Commissioners is in regular session this 21<sup>st</sup> day of May, 2013, 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

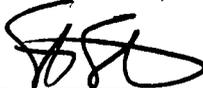
TO: Evergreen Habitat for Humanity

CONSIDERATION: Mutual Benefit

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

  
\_\_\_\_\_  
Steve Stuart, Chair

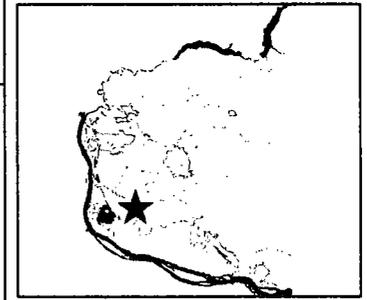
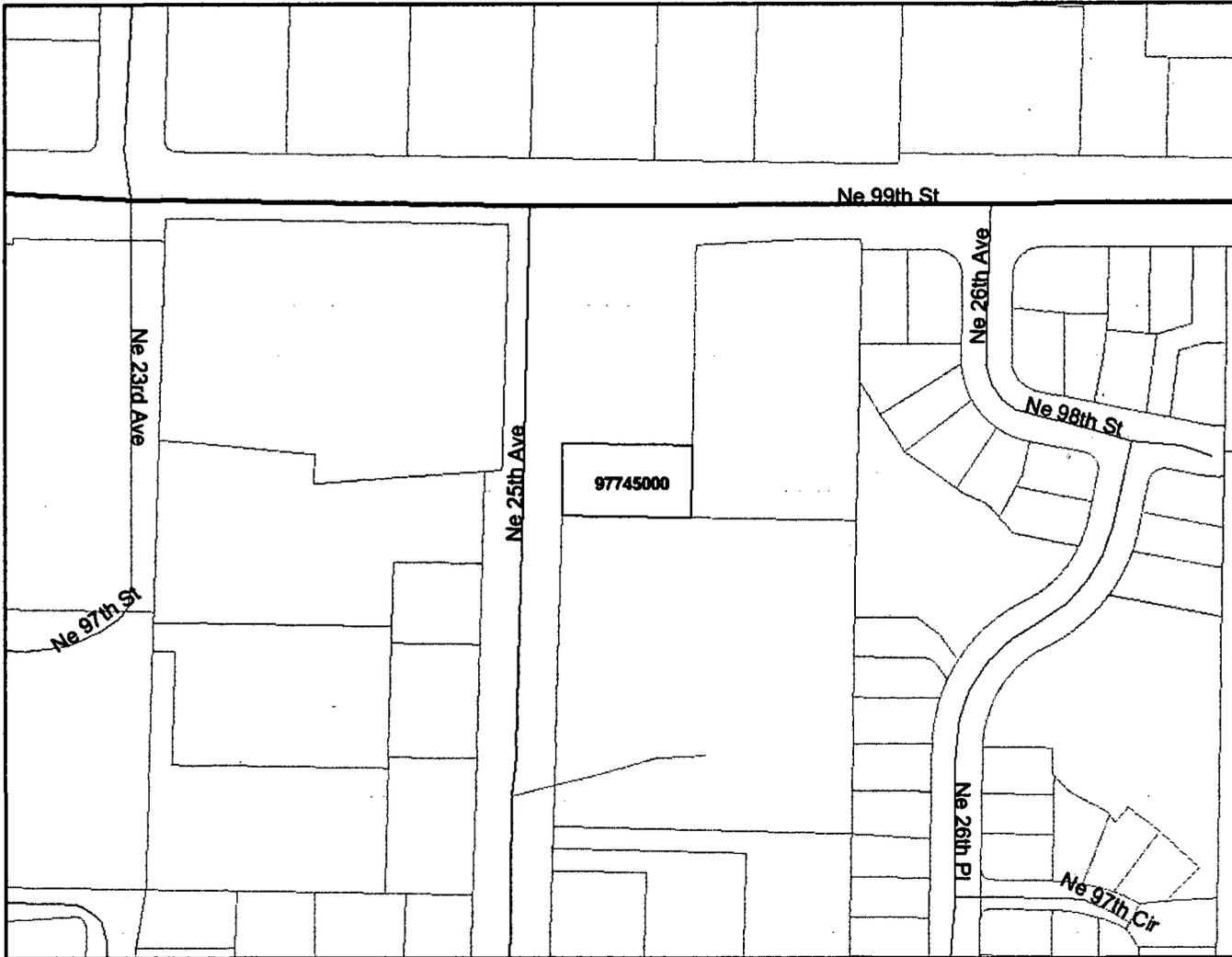
\_\_\_\_\_  
Tom Mielke, Commissioner

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

ATTEST:

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

097745-000



**Legend**

- Building Footprints
- Parcels
- Roads**
  - Alley
  - Arterial
  - DNR
  - DNR (Private Land)
  - Driveway
  - Interstate
  - Interstate Ramp
  - Primary Arterial
  - Private Roads
  - Private Roads w/o Names
  - Public Roads
  - SR Ramp
  - State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Map center: 1092086, 138405



Scale: 1:1,837

This map was generated by Clark County's "Maps Online" 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.