



*Handwritten initials/signature*

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT/DIVISION:** Public Works/Engineering & Construction Division/Real Property Services

**DATE:** March 12, 2013

**REQUEST:** Approve and accept a Bargain and Sale Deed from Wells Fargo National Bank, as Certificate trustee for registered Holders of VNT Trust series 2010-2 for the NE 47th Avenue (NE 68<sup>th</sup> St. to NE 78<sup>th</sup> St.) Project, County Road Project Number 313822. Tax Parcel Number 099760-000.

**CHECK ONE:**              X   Consent                                   Chief Administrative Officer

**BACKGROUND:** This 1.21 acre parcel (zoned ML), which includes a 774 square-foot vacant home with a 400 square-foot basement, is being acquired for the NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> St. to NE 78<sup>th</sup> St.) road widening project (County Road Project 313822). The property was recently acquired by the bank through a foreclosure. The house will be removed to accommodate the project improvements. The acquisition price of \$105,500.00 was established by an appraisal and a subsequent appraisal review.

**COMMUNITY OUTREACH:** The purchase of this property is the result of direct property owner communication along with other community outreach through meetings and newsletters.

**BUDGET AND POLICY IMPLICATIONS:** Funds for the parcel (\$105,500.00) are included in the 2013-2018 Transportation Improvement Program and the 2013 Annual Construction Program.

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

**ACTION REQUESTED:** Approve and accept a Bargain and Sale Deed from Wells Fargo National Bank, as Certificate trustee for registered Holders of VNT Trust series 2010-2 for the NE 47th Avenue (NE 68<sup>th</sup> St. to NE 78<sup>th</sup> St.) Project, County Road Project Number 313822. Tax Parcel Number 099760-000.

**DISTRIBUTION:** Please notify the Real Property Service section of the Board's action by calling extension 4975.

*Heath H. Henderson*  
\_\_\_\_\_  
Heath H. Henderson, P.E.  
Engineering & Construction Division Manager

APPROVED: March 12, 2013  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

*Peter Capell* FOR  
\_\_\_\_\_  
Peter Capell, P.E.  
Public Works Director/County Engineer

SR 039-13

HHH/PC/PAM/pmm  
Attachments: Deed, Fiscal Impact, Resolution, and Map

# FISCAL IMPACT ATTACHMENT

## Part I: Narrative Explanation

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

The acquisition of this property is currently in the approved 2013-2018 Transportation Improvement Program and the 2013 Annual Construction Program. The property will be purchased for the appraised value.

## Part II: Estimated Revenues

| Fund #/Title   | Current Biennium    |                     | Next Biennium |               | Second Biennium |               |
|----------------|---------------------|---------------------|---------------|---------------|-----------------|---------------|
|                | RF                  | Total               | GF            | Total         | GF              | Total         |
| 1012/Road Fund | \$105,500.00        | \$105,500.00        |               |               |                 |               |
|                |                     |                     |               |               |                 |               |
|                |                     |                     |               |               |                 |               |
| <b>Total:</b>  | <b>\$105,500.00</b> | <b>\$105,500.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$0.00</b> |

II.A - Describe the type of revenue (grant, fees, etc.)

Funding for this project is already budgeted in the 2013 budget for the Road Fund.

## Part III: Estimated Expenditures

III.A - Expenditures summed up

| Fund #/Title   | FTE's | Current Biennium    |                     | Next Biennium |               | Second Biennium |               |
|----------------|-------|---------------------|---------------------|---------------|---------------|-----------------|---------------|
|                |       | RF                  | Total               | GF            | Total         | GF              | Total         |
| 1012/Road Fund |       | \$105,500.00        | \$105,500.00        |               |               |                 |               |
|                |       |                     |                     |               |               |                 |               |
|                |       |                     |                     |               |               |                 |               |
| <b>Total:</b>  |       | <b>\$105,500.00</b> | <b>\$105,500.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$0.00</b> |

III.B = Expenditure by object category

| Fund #/Title         | Current Biennium    |                     | Next Biennium |               | Second Biennium |               |
|----------------------|---------------------|---------------------|---------------|---------------|-----------------|---------------|
|                      | RF                  | Total               | GF            | Total         | GF              | Total         |
| Salary/Benefits      |                     |                     |               |               |                 |               |
| Contractual          |                     |                     |               |               |                 |               |
| Supplies             |                     |                     |               |               |                 |               |
| Travel               |                     |                     |               |               |                 |               |
| Other controllables  |                     |                     |               |               |                 |               |
| Capital Outlays      | \$105,500.00        | \$105,500.00        |               |               |                 |               |
| Inter-fund Transfers |                     |                     |               |               |                 |               |
| Debt Service         |                     |                     |               |               |                 |               |
| <b>Total:</b>        | <b>\$105,500.00</b> | <b>\$105,500.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$0.00</b> |

*JP*

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

Document Title: Bargain and Sale Deed  
Grantor: Wells Fargo Bank, N.A.  
Grantee: Clark County, Washington  
Legal Description: Lot 2 SP 1-173  
Serial #: 099760-000  
Project: Advance Right-of-Way Program  
CRP #: 323911

PW 1314

**BARGAIN AND SALE DEED**

THE GRANTOR, **WELLS FARGO BANK, N.A.**, as certificate trustee (not in its individual capacity but solely as certificate trustee), in trust for registered Holders of VNT Trust series 2010-2, for and in consideration of valuable consideration as set out in part below, bargains, sells and conveys to **CLARK COUNTY, a political subdivision of the State of Washington**, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington:

**Lot 2 of Short Plats, recorded in Book "1" of Short Plats, page 173, records of Clark County, Washington.**

**Except that portion conveyed to Clark County by Deed recorded under Auditor's File No. 7710210160.**

"Subject to assessments, if any, levied by Clark Regional Wastewater District."

"Subject to dedications, restrictive covenants, easements, building set back lines, slope rights, and reservations as disclosed on the face of said plat."

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

**NOTE:** It is understood and agreed that the delivery of this deed if 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: One Hundred Five Thousand Five Hundred and No/100 Dollars (\$105,500.00).**

Bargain and Sale Deed  
Serial #: 099760-000  
Project: Advanced Right-of-Way Program  
CRP #: 323911

Dated this 4th day of March, 2013.

Wells Fargo Bank, N.A.  
Wells Fargo Bank, NA as Certificate Trustee (not in its  
Individual Capacity, but solely as trustee) for the  
registered holders of VNT Trust Series 2010-2

*By: Franklin Gold Management Corporation, as Attorney in Fact*

By: *[Signature]* Kevin Gildea

Accepted for recording by:  
Board of County Commissioners  
Clark County, Washington

By: \_\_\_\_\_

*[Signature]*  
Steve Stuart, Chair

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

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

STATE OF NEW JERSEY

COUNTY OF *Hudson*

I certify that I know or have satisfactory evidence that *Kevin Gildea*  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to  
execute the instrument and acknowledged it as the *EVP. Chief legal officer*  
of Wells Fargo Bank, N.A., as certificate trustee (not in its individual capacity but solely as  
certificate trustee), in trust for registered Holders of VNT Trustee Series 2010-2 to be the  
free and voluntary act and deed of such party(ies) for the uses and purposes therein  
mentioned in the instrument.

Dated: *02/22/2013*

*[Signature]*

Notary Public in and for the State of *New Jersey*  
Residing at *New York*  
My commission expires: *July 6, 2017*

**KAREN LAW**  
Notary Public, State of New Jersey  
No. 2422493  
Qualified in Hudson County  
My Commission Expires July 6, 2017

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2013-03-03

IN THE MATTER OF EXECUTION OF BARGAIN AND SALE DEED TO CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 12<sup>th</sup> day of March, 2013, and

WHEREAS, it appears in the best interest of Clark County the following are hereby executed:

Document

Bargain and Sale Deed

Data

FROM: Wells Fargo National Bank

FOR: NE 47<sup>th</sup> Avenue (NE 68<sup>th</sup> St. to NE 78<sup>th</sup> St.)

CRP# 313822

Consideration: \$105,500.00

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

## SUBJECT PHOTOS

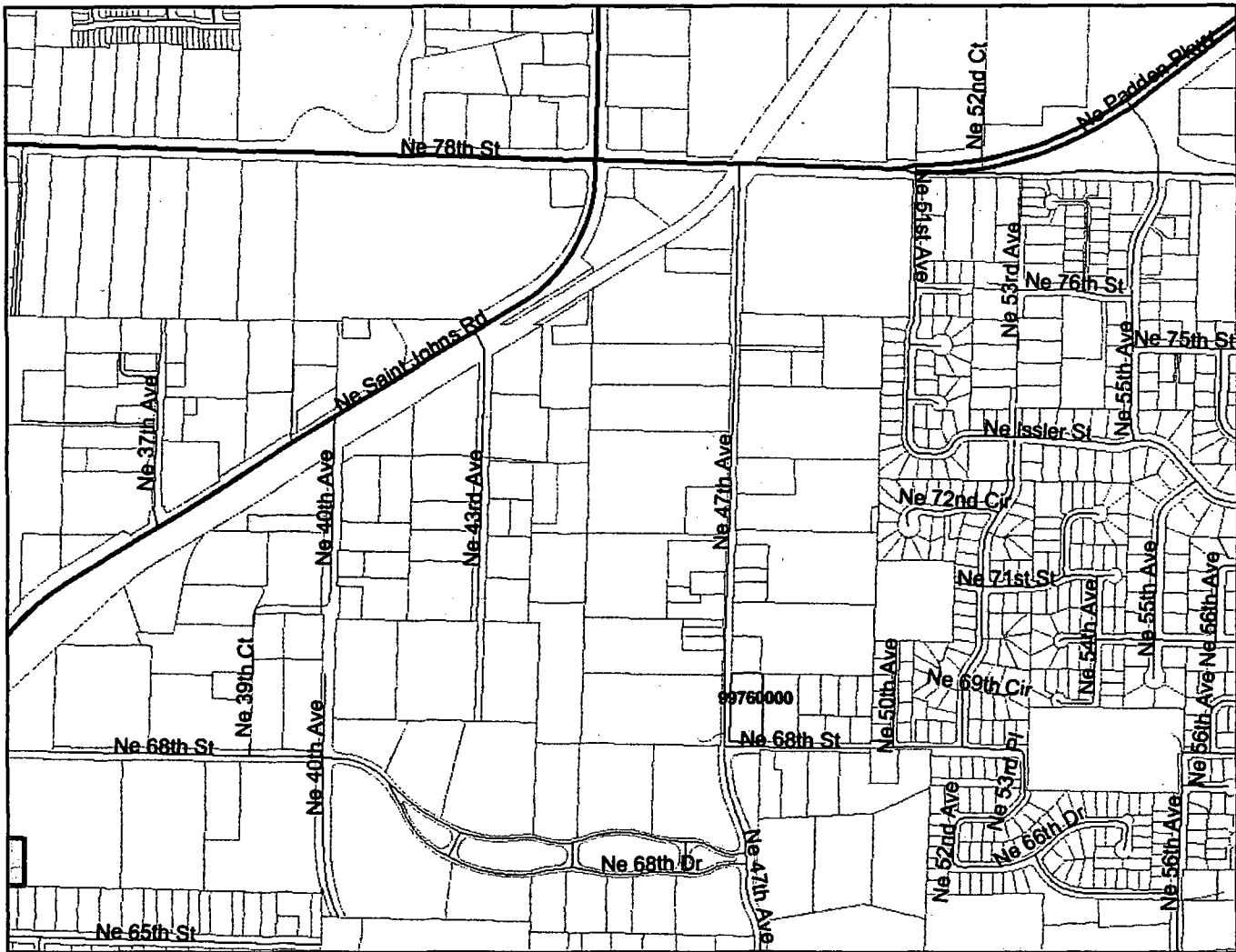


Front View of Subject

## WETLANDS MAP



099760000



**Legend**

- 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: 1097246, 131824



Scale: 1:9,185

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.