

OKANOGAN COUNTY COMMISSIONERS'

RESOLUTION 19 - 2021

A Resolution in the matter of the disposal of tax title properties bearing parcel numbers 2001300500, 7300011206, and 9100100000 located in Okanogan County.

WHEREAS: RCW 36.35.120 authorizes sales of tax-title property—Reservations—Notices—Installment contracts—Separate sale of reserved resources. (1) Real property acquired by any county of this state by foreclosure of delinquent taxes may be sold by order of the county legislative authority when in the judgment of the county legislative authority it is deemed in the county's best interests to sell the real property, and

WHEREAS: RCW 36.35.120 states (3) Except in cases where the sale is to be by direct negotiation as provided in RCW 36.35.150, the county treasurer must, upon receipt of the order, publish once a week for three consecutive weeks a notice of the sale of the property in a newspaper of general circulation in the county where the land is situated. The notice must describe the property to be sold, the unit or units, the reservations, and the minimum price fixed in the order, together with the time and place and terms of sale, in the same manner as foreclosure sales as provided by RCW 84.64.080, and

WHEREAS: December 7, 2018 the real property identified with parcel number 2001300500 and legally described as Lot 5, Block 130, Plat of the Townsite of Omak, Colville Indian Reservation, as per plat recorded in Book "D" of Plats, Page 31 and 32, records of Okanogan County, Washington. Situate in the County of Okanogan, State of Washington, was put to public bid for delinquent taxes with a minimum bid set at \$1,790.81 and assessed value of \$10,500 received no bids, and

WHEREAS: December 11, 2015 the real property identified with parcel number 7300011206 and legally described as An un-divided one-tenth interest in Lot 12, Block 1, of the plat of See attached Exhibit A for full description, was put to public bid for delinquent taxes with a minimum bid set at \$1,178.24 and assessed value of \$8,800 received no bids, and

WHEREAS: December 13, 2013 the real property identified with parcel number 9100100000 and legally described as The Common Area as shown on the Plat of River Ridge Single Use Plan Development, as per plat thereof recorded in Volume I-1 of plats, page 210, under Auditor's file no. 3134303, records of the Auditor of Okanogan County, , was put to public bid for delinquent taxes with a minimum bid set at \$6,069.79 and assessed value of \$24,300 received no bids, and

WHEREAS: Attorney General's Opinion AGO 1951 No. 88 states that "The tax title property is not required to be sold for a price sufficient to pay delinquent taxes. It may be sold for more or for less.", and

WHEREAS: The Okanogan County Treasurer and the legislative authority believes the public interest is best served by selling the property so as to return it to the tax rolls,

BE IT THEREFORE RESOLVED: THE Okanogan Board of County Commissioners directs the Okanogan County Treasurer to dispose of the real property identified by parcel numbers 2001300500, 7300011206, and 9100100000 and legally described as seen on the attached Exhibit A to the highest and best bidder for cash at the Tax Title Auction scheduled for March 19, 2021; and

BE IT FURTHER RESOLVED: The Okanogan Board of County Commissioners sets the minimum bid as shown on attached Exhibit A.

Dated at Okanogan, Washington this 23 day of February 2021.

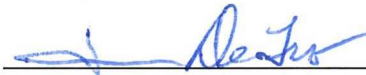
**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**



Chris Branch, Chairman



Andy Hover, Member



Jim DeTro, Member

ATTEST:



The seal of the Okanogan County Commissioners is circular with a dotted border. Inside the border, the words "COUNTY COMMISSIONERS" are at the top and "OKANOGAN CO. WASHINGTON" are at the bottom. In the center, the word "SEAL" is prominently displayed between two horizontal lines. Overlaid on the seal is a large, stylized handwritten signature in blue ink.

Laleña Johns, Clerk of the Board

2021 Tax Title Properties Exhibit A

Item # 1	Minimum Bid: \$1,790.81 Assessed Value: \$10,500.00	Parcel No. 2001300500 Acreage: 0.16
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Lot 5, Block 130, Plat of the Townsite of Omak, Colville Indian Reservation, as per plat recorded in Book "D" of Plats, Page 31 and 32, records of Okanogan County, Washington. Situate in the County of Okanogan, State of Washington.

Item # 2	Minimum Bid: \$1,178.24 Assessed Value: \$8,800.00	Parcel No. 7300011206 Acreage: 0
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An un-divided one-tenth interest in Lot 12, Block 1, of the plat of See-View Heights, EXCEPT that part of said Lot 12 described as follows:

That part of lot 12, lying within the following described tract: Beginning at the Northwest corner of Lot 11, Block 1 of said See-View Heights;

Thence South 8 degrees 53 minutes West, a distance of 290.7 feet;

Thence South 86 degrees 55 minutes East, a distance of 91 feet;

Thence North 0 degrees 2 minutes East, a distance of 264.28 feet;

Thence North 58 degrees 14 minutes West, a distance of 52.31 feet to the Point of Beginning.

Situate in the County of Okanogan, State of Washington

Item # 3	Minimum Bid: \$6,069.79 Assessed Value: \$24,300.00	Parcel No. 9100100000 Acreage: 1.73
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The Common Area as shown on the Plat of River Ridge Single Use Plan Development, as per plat thereof recorded in Volume I-1 of plats, page 210, under Auditor's file no. 3134303, records of the Auditor of Okanogan County.



TREASURER'S DEED

State of Washington)
)ss.
Okanogan County)

This Indenture, made this 7th Day of December 2018, between Leah Mc Cormack,
as Treasurer of Okanogan County, State of Washington, party of the first part, and
Okanogan County Tax Title, 123 5th Ave N, Okanogan, WA 98840, party of the
second part:

Witnesseth, that, whereas, at a public sale of real property held on the 7th day of
December 2018, pursuant to a real property tax judgment entered in the Superior
Court in the County of Okanogan on the 7th day of December 2018, in proceedings
to foreclose tax liens upon real property and an order of sale duly issued by the
Court, Okanogan County Tax Title, duly purchased in compliance with the laws of
the State of Washington, the following described real property, to wit:

Parcel Number: 2001300500

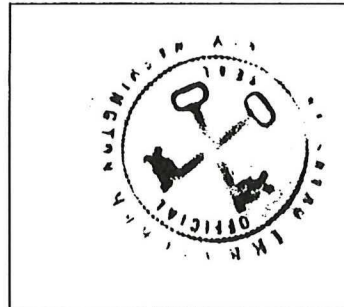
Lot 5, Block 130, Plat of the Townsite of Omak, Colville Indian Reservation, as per plat recorded in Book "D" of Plats, pages 31
and 32, records of Okanogan County, Washington. Situate in the County of Okanogan, State of Washington.

And that the Okanogan County Treasurer has complied with the laws of the
State of Washington necessary to entitle him to a deed for the real property.

NOW, therefore, know ye, that I, Leah F. Mc Cormack, County Treasurer of the
County of Okanogan, State of Washington, in consideration of the premises and by
virtue of the statutes of the State of Washington, in such cases provided, do hereby
grant and convey unto Okanogan County Tax Title, his or her heirs and assigns,
forever, the real property hereinbefore described.

Given under my hand and seal of office this 17th day of December, A.D., 2018

Leah F. Mc Cormack
LEAH F. MC CORMACK
OKANOGAN COUNTY TREASURER



REAL ESTATE EXCISE TAX AFFIDAVIT

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale, indicate %

List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name <u>Okanogan County Treasurer for Okanogan County</u>	2 BUYER GRANTEE	Name <u>Okanogan County Tax Title</u>
	a political subdivision of the State of Washington		
	Mailing Address <u>PO Box 111</u>		Mailing Address <u>123 5th Ave N</u>
	City/State/Zip <u>Okanogan, WA 98840</u>		City/State/Zip <u>Okanogan, WA 98840</u>
	Phone No. (including area code) <u>(509) 422-7180</u>		Phone No. (including area code) <u>(509) 422-7100</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		2001300500 <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) \$10,500	
		TCA-910	

4
Street address of property: _____
This property is located in Okanogan 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 more space is needed, you may attach a separate sheet to each page of the affidavit)
Lot 5, Block 130, Plat of the Townsite of Omak, Colville Indian Reservation, as per plat recorded in Book "D" of Plats, pages 31 and 32, records of Okanogan County, Washington. Situate in the County of Okanogan, State of Washington.

5 Select Land Use Code(s): Select Land Use Codes _____ enter any additional codes: _____ (See back of last page for instructions)	6 YES NO Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> <input checked="" type="checkbox"/>	7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) <u>458-61A-205(2)</u> Reason for exemption <u>Okanogan County Superior Court Cause #18-2-00306-24</u> Type of Document <u>Treasurer's Deed</u> Date of Document <u>12/17/18</u> Gross Selling Price \$ _____ 0.00 *Personal Property (deduct) \$ _____ Exemption Claimed (deduct) \$ _____ Taxable Selling Price \$ _____ 0.00 Excise Tax : State \$ _____ 0.00 <u>0.0025</u> Local \$ _____ 0.00 *Delinquent Interest: State \$ _____ Local \$ _____ *Delinquent Penalty \$ _____ 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
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.		
Signature of Grantor or Grantor's Agent <u>MJ</u> Name (print) <u>Melissa Thompson</u> Date & city of signing: <u>Okanogan 12/17/2018</u>		
Signature of Grantee or Grantee's Agent <u>MJ</u> Name (print) <u>Melissa Thompson</u> Date & city of signing: <u>Okanogan 12/17/2018</u>		
Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).		
REV 84 0001a (09/14/16) Okanogan County Treasurer O & M GR 142288 142296		
THIS SPACE - TREASURER'S USE ONLY By <u>MJ</u> Deputy 12/18/18		
COUNTY TREASURER 120780		



TREASURER'S DEED

State of Washington)
)ss.
County of Okanogan)

This Indenture, made this 11th Day of December 2015, between Leah Mc Cormack, as Treasurer of Okanogan County, State of Washington, party of the first part, and Okanogan County, 123 5th Ave N, Okanogan, WA 98840, party of the second part:

Witnesseth, that, whereas, at a public sale of real property held on the 11th day of December 2015, pursuant to a real property tax judgment entered in the Superior Court in the County of Okanogan on the 11th day of December 2015, in proceedings to foreclose tax liens upon real property and an order of sale duly issued by the Court, Okanogan County, duly purchased in compliance with the laws of the State of Washington, the following described real property, to wit:

Parcel Number: 7300011206

See attached Exhibit "A".

And that the Okanogan County Treasurer has complied with the laws of the State of Washington necessary to entitle him to a deed for the real property.

NOW, therefore, know ye, that I, Leah F. Mc Cormack, County Treasurer of the County of Okanogan, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases provided, do hereby grant and convey unto Okanogan County, his or her heirs and assigns, forever, the real property hereinbefore described.

Given under my hand and seal of office this 28th day of December, A.D., 2015

Leah F. Mc Cormack
LEAH F. MC CORMACK
OKANOGAN COUNTY TREASURER



PARCEL NO: 7300011206





EXHIBIT "A"

PARCEL NO.: 7300011206

An un-divided one-tenth interest in Lot 12, Block 1, of the Plat of See-View Heights, EXCEPT that part of said Lot 12 described as follows:

That part of Lot 12, lying within the following described tract: Beginning at the Northwest corner of Lot 11, Block 1 of said See-View Heights;
Thence South 8 degrees 53 minutes West, a distance of 290.7 feet;
Thence South 86 degrees 55 minutes East, a distance of 91 feet;
Thence North 0 degrees 2 minutes East, a distance of 264.28 feet;
Thence North 58 degrees 14 minutes West, a distance of 52.31 feet to the Point of Beginning.

Situate in the County of Okanogan, State of Washington

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Okanogan County Treasurer for Okanogan County</u>	2 BUYER GRANTEE	Name <u>Okanogan County</u>
	a political subdivision of the State of Washington		
	Mailing Address <u>PO Box 111</u>		Mailing Address <u>123 5th Ave N</u>
	City/State/Zip <u>Okanogan, WA 98840</u>		City/State/Zip <u>Okanogan, WA 98840</u>
	Phone No. (including area code) <u>(509) 422-7180</u>		Phone No. (including area code)
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name _____		<u>7300011206</u> <input type="checkbox"/>	
Mailing Address _____		<input type="checkbox"/>	
City/State/Zip _____		<input type="checkbox"/>	
Phone No. (including area code) _____		<input type="checkbox"/>	
		List assessed value(s) <u>\$ 8,800.00</u>	
		<u>TCA - 608</u>	

4 Street address of property: _____

This property is located in Okanogan 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 more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit "A"

5 Select Land Use Code(s):
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 chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES ☐ NO ☒

6

Is this property designated as forest land per chapter 84.33 RCW? YES ☐ NO ☒

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

Is this property receiving special valuation as historical property per chapter 84.26 RCW? 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 RCW 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. NA

Debra Quatman 12-23-15
DEPUTY ASSESSOR 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) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

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

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

WAC No. (Section/Subsection) 458-61A-205(2)

Reason for exemption
Okanogan County Superior Court Cause #15-2-00285-8

Type of Document Treasurer's Deed

Date of Document 12/28/15

Gross Selling Price \$	<u>0</u>
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0025</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
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

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

Signature of Grantor or Grantor's Agent Jan Million

Name (print) Jan Million

Date & city of signing: Okanogan 12/28/2015

Signature of Grantee or Grantee's Agent Jan Million

Name (print) Jan Million

Date & city of signing: Okanogan 12/28/2015

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.021 (1)(C)).

REV 84 0001a (03/24/15)
Okanogan County
Treasurer OAM
GR127642

THIS SPACE - TREASURER'S USE ONLY

By [Signature]
Deputy
12-29-15

COUNTY TREASURER
113680



State of Washington)

)ss.

County of Okanogan)

This Indenture, made this 13th Day of December 2013, between Leah Mc Cormack, as

Witnesseth, that, whereas, at a public sale of real property held on the 13th day of December 2013, pursuant to a real property tax judgment entered in the Superior Court in the County of Okanogan on the 13th day of December 2013, in proceedings to foreclose tax liens upon real property and an order of sale duly issued by the Court, Okanogan County, duly purchased in compliance with the laws of the State of Washington, the following described real property, to wit:

Parcel Number: #9100100000

The Common Area as shown on the Plat of River Ridge Single Use Planned Development, as per plat thereof recorded in Volume I-1 of Plats, page 210, under Auditor's file no. 3134303, records of the Auditor of Okanogan County.

And that the Okanogan County Treasurer has complied with the laws of the State of Washington necessary to entitle them to a deed for the real property.

NOW, therefore, know ye, that I, Leah F. Mc Cormack, County Treasurer of the County of Okanogan, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases provided, do hereby grant and convey unto Okanogan County, his or her heirs and assigns, forever, the real property hereinbefore described.

Given under my hand and seal of office this 18th day of December, A.D., 2013.

Leah F. Mc Cormack
LEAH F. MC CORMACK
OKANOGAN COUNTY TREASURER

