

**OKANOGAN COUNTY COMMISSIONERS'**

**RESOLUTION 75 - 2021**

*A Resolution in the matter of the disposal of tax title property bearing parcel number 3024101009 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 29, 2014 the real property identified by parcel number 3024101009 and legally described as the "South half of the Southeast quarter of the Northeast quarter of Section 10, Township 30 North, Range 24 East W.M., Okanogan County, Washington," was put to public bid for delinquent taxes and 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 in order to return it to the tax rolls,

**BE IT THEREFORE RESOLVED:** The Board of Okanogan County Commissioners hereby directs the Okanogan County Treasurer to dispose of the real property identified by parcel number 3024101009 and legally described as shown the attached Exhibit A to the highest and best bidder for cash at the Tax Title Auction scheduled for August 27; 2021 at 9:00 a.m. in the County Commissioners Hearing room located at 123 5<sup>th</sup> Ave N, Okanogan, WA; and

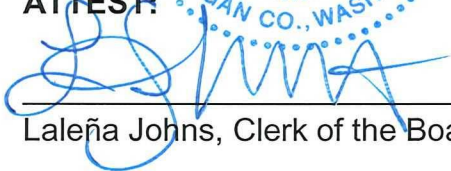
**BE IT FURTHER RESOLVED:** The Okanogan Board of County Commissioners sets the minimum bid as shown on attached Exhibit A.

**Dated** at Okanogan, Washington this 13<sup>th</sup> day of July 2021.

**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**



**ATTEST:**

  
\_\_\_\_\_  
Laleña Johns, Clerk of the Board

  
\_\_\_\_\_  
Chris Branch, Chairman

  
\_\_\_\_\_  
Andy Hover, Member

  
\_\_\_\_\_  
Jim DeTro, Member

**EXHIBIT A**

**2021 Tax Title Property**

**Item # 1**            **Minimum Bid: \$5,950.40**  
                         **Assessed Value: \$30,000**

**Parcel No. 3024101009**  
**Acreage: 20**

South half of the Southeast quarter of the Northeast quarter of Section 10, Township 30 North,  
Range 24 East W.M., Okanogan County , Washington

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# TREASURER'S DEED

State of Washington )  
                                          )ss.  
County of Okanogan )

This Indenture, made this 12<sup>th</sup> Day of December 2014, between Leah Mc Cormack, as Treasurer of Okanogan County, State of Washington, party of the first part, and Okanogan County, 123 5<sup>th</sup> Ave N., Okanogan, WA 98840, party of the second part:

Witnesseth, that, whereas, at a public sale of real property held on the 12<sup>th</sup> day of December 2014, pursuant to a real property tax judgment entered in the Superior Court in the County of Okanogan on the 12<sup>th</sup> day of December 2014, 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: # 3024101009

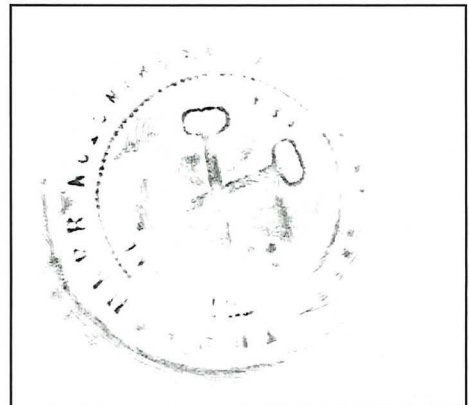
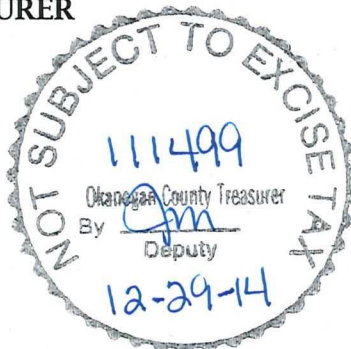
The South half of the Southeast quarter of the Northeast quarter of Section 10, Township 30 North, Range 24 East W.M., Okanogan County, Washington.

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 29<sup>th</sup> day of December, A.D., 2014

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





# REAL ESTATE EXCISE TAX AFFIDAVIT

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)

This form is your receipt  
when stamped by cashier.

☐ Check box if partial sale of property

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

<b>1</b> SELLER GRANTOR	Name <u>Okanogan County Treasurer for Okanogan County</u>	<b>2</b> 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) <u>509.422.7100</u>

<b>3</b>	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)		
	Name _____			<u>3024101009</u> <input type="checkbox"/>	<u>30,000.00</u>
	Mailing Address _____			<input type="checkbox"/>	
	City/State/Zip _____			<input type="checkbox"/>	
	Phone No. (including area code) _____	<input type="checkbox"/>			

**4** Street address of property: \_\_\_\_\_ TCA-115

This property is located in Brewster

☐ 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)

The South half of the Southeast quarter of the Northeast quarter of Section 10, Township 30 North, Range 24 East W.M., Okanogan County, Washington.

**5** Select Land Use Code(s):  
81 - Agriculture (not classified under current use law)  
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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  
[Signature] 12-19-2014  
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) \_\_\_\_\_  
Reason for exemption 458-61A-205(a)  
Okanogan County Superior Court Cause #14-2-00344-9

Type of Document Treasurer's Deed

Date of Document 12/29/14

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 \$	<u>5.00</u>
Total Due \$	10.00

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

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

Signature of  
Grantor or Grantor's Agent [Signature]

Signature of [Signature]