

**KING COUNTY WATER DISTRICT NO. 90
KING COUNTY, WASHINGTON**

RESOLUTION NO. 1097

A RESOLUTION of the Board of Commissioners of King County Water District No. 90, King County, Washington, declaring certain District real property surplus; declaring the District's intention to sell the real property at public sale; and providing for the publication of notice and intention to sell the real property at public sale.

WHEREAS, the King County Water District No. 90 ("District") owns certain real property as legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, District staff have advised the Property is not and will not be needed for District purposes, the Property is surplus to the District's needs, and the Property can be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW; and

WHEREAS, the appraised value of the Property is One Hundred Ninety Thousand and no/100 Dollars (\$190,000.000);

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of King County Water District No. 90, King County, Washington, as follows:

SECTION 1: The Property as described on Exhibit A is not and will not be needed for District purposes.

SECTION 2: The District hereby declares the Property to be surplus to the District's needs and further declares its intention to sell the Property at public sale for a minimum price of One Hundred Seventy-One Thousand no/100 Dollars (\$171,000.00), which amount is ninety percent (90%) of its appraised value, pursuant to the requirements of RCW 57.08.016.

SECTION 3: District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants such as appraisers, title and escrow officers

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SUBJECT: Sale of Surplus Real Property
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and the District's attorney as necessary to undertake the sale of the Property.

SECTION 4: Darcey Peterson, the District's General Manager, is authorized and directed to prepare and execute all documents, including newspaper publications, escrow instructions, deed, and excise affidavits, necessary for and related to the sale of the Property.

ADOPTED by the Board of Commissioners of King County Water District No. 90, King County, Washington, at a regular open public meeting thereof on the 2nd day of February, 2021.


Pete Eberle, President


Sam Amira, Vice-President

EXHIBIT A

LEGAL DESCRIPTION OF SURPLUS PROPERTY

Commencing at the intersection of the south line of Government Lot 7 and the centerline of J. E. Jones Road;
Thence North 55°51'30" West 585.1 feet;
Thence North 31°31'00" East 230 feet to the true point of beginning;
Thence continuing North 31°31'00" East 300 feet;
Thence North 55°51'30" West 250 feet;
Thence South 31°31'00" West 300 feet;
Thence South 55°51'20" East 250 feet to the true point of beginning.

KING COUNTY WATER DISTRICT NO. 90
NOTICE OF INTENTION TO SELL SURPLUS REAL PROPERTY
AT PUBLIC SEALED BID AUCTION

Pursuant to RCW 57.08.015 AND 57.08.016 King County Water District No. 90, a municipal corporation, hereby gives NOTICE of its intent to sell the following-described surplus real property:

That portion of Government Lot 7, Section 23, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the south line of Government Lot 7 and the centerline of J. E. Jones Road;
Thence North 55°51'30" West 585.1 feet;
Thence North 31°31'00" East 230 feet to the true point of beginning;
Thence continuing North 31°31'00" East 300 feet;
Thence North 55°51'30" West 250 feet;
Thence South 31°31'00" West 300 feet;
Thence South 55°51'20" East 250 feet to the true point of beginning.

SUBJECT TO: All easements, restrictions and reservations of record. Commonly known as King County Tax Parcel #232305-9093

Date and Time of Bid Acceptance: On or before April 20, 2021, at 10:00 a.m.

TERMS OF SALE:

Place of Bid Acceptance: District Office: 15606 SE 128th Street, Renton, WA 98059.

Method of Bidding: All bids shall be submitted on the “Offer to Purchase/Bid” form which is available at the District Office, and which contains all terms of sale. All timely submitted bids will be reviewed by the District and the apparent high bidder determined. If the high bid is accepted, all terms and conditions set forth in the “Offer to Purchase/Bid” form shall apply to the high bidder.

Appraised Value: \$190,000.00.

Pursuant to RCW 57.08.016, the District cannot sell the property for less than 90% of the appraised value. The District will not accept any bid for less than \$230,000.00. The District reserves the right to reject any all bids for good cause.

Inspection Opportunities: The property will be available for an onsite inspection on March 18, 2021, from 10:00 am until 12:00 pm; and on March 25, 2021, from 3:00 pm until 4:30 p.m. Other inspection times may be available. Contact: Darcey Peterson, General Manager, to determine the availability of other inspection times (425-255-9600).

Method of Conveyance: Quit Claim Deed.

Special Terms and Conditions: See Offer to Purchase/Bid form available at District office.

THE DISTRICT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS FOR GOOD CAUSE.

IN THE EVENT NO ACCEPTABLE BID IS RECEIVED AND ACCEPTED, THE DISTRICT RESERVES THE RIGHT TO RECEIVE, REVIEW AND ACCEPT ADDITIONAL BIDS UP TO ONE HUNDRED TWENTY DAYS AFTER THE DATE OF SALE SET FORTH ABOVE.