

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEWIS COUNTY, WASHINGTON**

**IN THE MATTER OF:**

Accepting a bid on tax title property  
located south of Vader

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)

**RESOLUTION #15-173**

**WHEREAS**, the following described tax title property was conveyed to Lewis County by the County Treasurer following an unsuccessful attempt to sell the property at public auction;

Parcel No. 012625 013 000; approximately 1.40 acres described as:

That portion of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 32, Township 11 North, Range 2 West, W.M., described in deed recorded January 30, 2014 under Lewis County Auditor's File No. 3410292; and

**WHEREAS**, if no acceptable bids were received at the attempted public auction of the property, RCW 36.35.150 allows for the property to be disposed of by private negotiations if the sale is made within twelve months from the date of the attempted public auction, providing the final sale price is no less than the principal amount of unpaid taxes; and

**WHEREAS**, the County has received two offers in the amount of \$1,335.78 and \$1,336.00, to purchase the property for no less than the principal amount of unpaid taxes and miscellaneous Treasurer's fees.

**NOW, THEREFORE, BE IT RESOLVED** that the aforesaid offer in the amount of \$1,336.00 for property located south of Vader is accepted, subject to the conditions of LCC 3.30.390. Also, that notice of the Board of County Commissioners' intent to sell the property be given to the public as required by LCC 3.30.390. The Public Works Department is hereby directed to proceed with legal notification of the property for sale to the general public for the highest and best offer, and it be stipulated that Lewis County reserves the right to reject any and all offers if no bid is received that is determined to be the higher and better offer.

Purchaser shall have five days from the date of award to pay for the property in cash or by cashier's check. Upon payment to the County Treasurer in the Courthouse, Chehalis, Washington, a Treasurer's Deed will be issued for said property. The Treasurer's Office will record said deeds in the Official Volumes of the Lewis County Auditor. After recording, the original deeds will be sent to the purchaser.

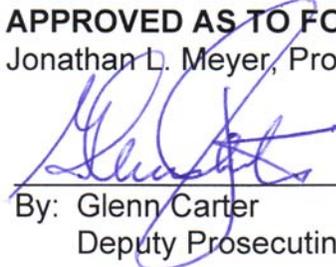
All proceeds shall be justly apportioned to the various funds existing at the date of sale in the territory in which such property is located, according to the tax levies of the year in process of collection.

The County reserves the right to reject any and all bids.

**DONE IN OPEN SESSION** this 15 day of June, 2015.

**APPROVED AS TO FORM:**

Jonathan L. Meyer, Prosecuting Attorney

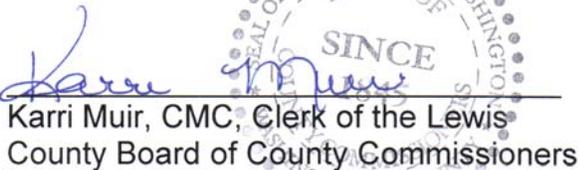
  
By: Glenn Carter  
Deputy Prosecuting Attorney

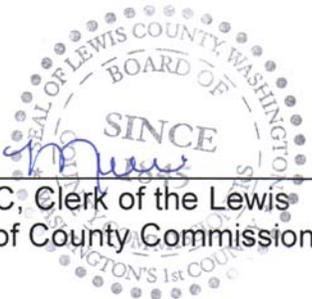
**BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON**

  
Edna J. Fund, Chair

  
P.W. Schulte, Vice Chair

**ATTEST:**

  
Karri Muir, CMC, Clerk of the Lewis  
County Board of County Commissioners



  
Gary Stamper, Commissioner



## **RCW 36.35.150**

# **Tax-title property may be disposed of without bids in certain cases.**

The county legislative authority may dispose of tax foreclosed property by private negotiation, without a call for bids, for not less than the principal amount of the unpaid taxes in any of the following cases: (1) When the sale is to any governmental agency and for public purposes; (2) when the county legislative authority determines that it is not practical to build on the property due to the physical characteristics of the property or legal restrictions on construction activities on the property; (3) when the property has an assessed value of less than five hundred dollars and the property is sold to an adjoining landowner; or (4) when no acceptable bids were received at the attempted public auction of the property, if the sale is made within twelve months from the date of the attempted public auction.

### **3.30.390 Advertisement of sale.**

(1) The board shall advertise the sale of property in a manner most appropriate to effect an advantageous sale. Real property may be sold at a public sale following publication of a notice in a legal newspaper of general circulation at least once a week for two consecutive weeks, the first notice to appear no less than 10 calendar days prior to the date of sale. No notice of sale shall be required for sale to a governmental agency. Where the board has determined an emergency exists, such reasonable notice as is commensurate with the fact of the emergency shall be given for the purpose of providing the public with knowledge of the sale and to establish value. Such notice may include notification of appropriate segments of the press and telephonic communication with potential purchaser.

(2) An advertisement of sale shall in the case of real property describe the property by both its legal description and street address, if any, or if none, by a vicinity description. If real property is offered for sale on other than a cash basis, the terms must be stated in the advertisement. [Ord. 1154A, 2005; Ord. 1157, 1998; Ord. 1064 Art. III, §7, 1979, amended 1980, amended 1989; Ord. 1154, 1996. Formerly 3.30.320]