

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

IN THE MATTER OF:

Accepting a bid on tax title properties
located off Church Street, Winlock

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)

RESOLUTION #15-246

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

Parcel No. 005963 006 000; approximately 0.11 acre described as:

Lot 6, Block 7, McClure's Second Addition to the Town of Winlock, as recorded in volume 2 of Plats, page 81, Lewis County, Washington.

Parcel No. 005963 008 000; approximately 0.14 acre described as:

Parcel A of Boundary Line Adjustment No. BLA2009-1 recorded May 7, 2009 under recording no. 3325832, being a portion of Lots 4 and 5, Block 7, McClure's Second Addition to the Town of Winlock, as recorded in volume 2 of Plats, page 81, Lewis County, Washington; and

WHEREAS, if no acceptable bids were received at the attempted public auction of the properties, RCW 36.35.150 allows for the properties 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 \$4,224.63 and \$4,400.00 for the properties, amounts not 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 \$4,400.00 for properties located off Church Street in Winlock, WA is accepted, subject to the conditions of LCC 3.30.390. Also, that notice of the Board's intent to sell the properties 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 properties 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 properties 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 properties. The Treasurer's Office will record said deed in the Official Volumes of the Lewis County Auditor. After recording, the original deed will be sent to the purchaser.

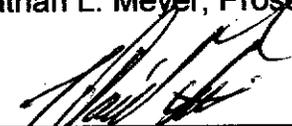
All proceeds shall be justly apportioned to the various funds existing at the date of sale in the territory in which such properties are located, according to the tax levies of the year in process of collection.

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

DONE IN OPEN SESSION this 31 day of August, 2015.

APPROVED AS TO FORM:

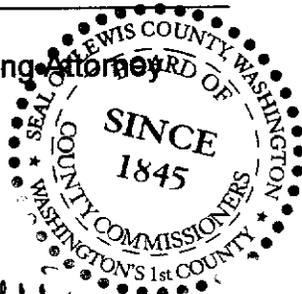
Jonathan L. Meyer, Prosecuting Attorney

By: 
Glenn Carter

Deputy Prosecuting Attorney

ATTEST:

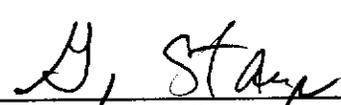

Karri Muir, CMC, Clerk of the Lewis
County Board of County Commissioners



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


Edna J. Fund, Chair


P.W. Schulte, Vice Chair


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.

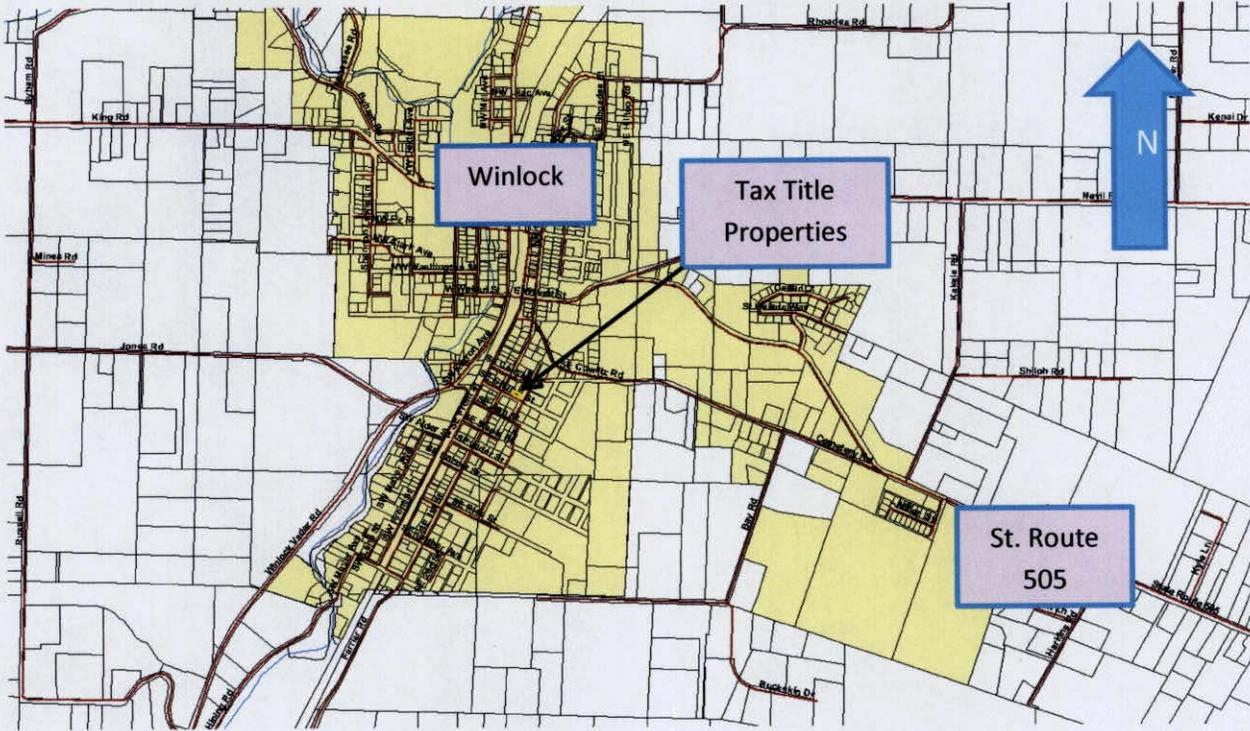
LC CODE

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]

TAX TITLE PARCELS # 005963 006 000 & 005963 008 000

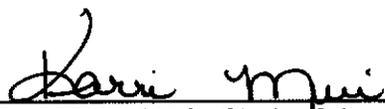


NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners, Lewis County, Washington, intends to sell tax parcel 005963 006 000, consisting of 0.11 acre of land and tax parcel 005963 008 000, consisting of 0.14 acre of land both located off Church Street, Winlock. The below described properties were conveyed to Lewis County by the County Treasurer following an unsuccessful attempt to sell the properties at public auction. The County has received two offers to purchase the properties for \$4,224.63 and \$4,400.00, the amount of the tax delinquency and miscellaneous Treasurer's fees. RCW 36.35.150 allows for the disposal of the properties by private negotiations providing that the final sale price is no less than the principal amount of the unpaid taxes. Notice of the Board's intent to sell the properties is hereby given to the public as required by LCC 3.30.390, thereby providing an opportunity to compete for purchase by offer of more favorable price.

Purchaser shall have five days from the date of award to pay for the properties 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 properties. The County reserves the right to reject any and all bids.

DATED: August 31, 2015


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

Publish: East County Journal
September 2nd and September 9th, 2015

Legal Description:

Parcel No. 005963 006 000; approximately 0.11 acre described as:
Lot 6, Block 7, McClure's Second Addition to the Town of Winlock, as recorded in volume 2 of Plats, page 81, Lewis County, Washington.

Parcel No. 005963 008 000; approximately 0.14 acre described as:
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