

RESOLUTION NO. 07-14

DECLARATION OF SURPLUS PROPERTY AND APPROVAL OF SALE

WHEREAS, Mason County owns the real property listed and legally described in Exhibit A, Attached hereto; and

WHEREAS, certain parcels of the property are tax title property with delinquent property tax, penalties, interest and expenses owing; and

WHEREAS, other parcels were acquired for various purposes; and

WHEREAS, the Board of County Commissioners upon the recommendation of the Property Manager has determined that the property is surplus to the needs of the County; and

WHEREAS, Mason County has received an offer to purchase the property in the amount of \$3,500.00 from Corey and Stacey Peabody; and

WHEREAS, the Mason County Board of Commissioners, on April 9th, 2013 held a public hearing during which members of the public were able to testify before the Mason County Board of Commissioners regarding the property, the proposed declaration of surplus and sale.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Mason County Board of County Commissioners that the property described in Exhibit A, attached hereto, is declared surplus property and that sale of said property to Corey and Stacey Peabody, at a price of \$3,500.00, is approved; and

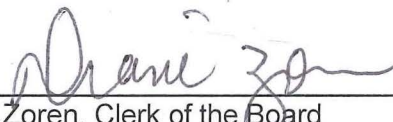
BE IT FURTHER RESOLVED, that the proceeds of the sale of said property are to be dedicated first to any delinquent property tax obligations and related penalties, expenses and assessments; and next to reimbursement of the Facilities and Parks fund for expenses of the Property Manager; and finally to the Reserve for Accrued Leave Fund; and

BE IT FURTHER RESOLVED, that the chair of the Commission is authorized to sign the related closing documents and the property manager initiate payment of 8% fee of sale price to the County's real estate agent.

DATED this 11th day of February, 2014.

ATTEST:


BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
\_\_\_\_\_  
Diane Zoren, Clerk of the Board

  
\_\_\_\_\_  
Randy Neatherlin, Commissioner

APPROVED AS TO FORM:

Absent.  
\_\_\_\_\_  
Tim Sheldon, Commissioner

  
\_\_\_\_\_  
Tim Whitehead, Deputy Prosecuting Attorney

  
\_\_\_\_\_  
Terri Jeffreys, Chairperson



MASON COUNTY  
WASHINGTON

Exhibit "A"



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

Melody Peterson  
Mason County Assessor 411 N 5TH ST Shelton, WA 98584

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 51917-52-00102  
DOR Code: 91 - Undeveloped - Land  
Situs: 40 W COLVILLE TRAIL ELMA

Owner Name: MASON COUNTY  
Address1: 411 N 5TH ST  
Address2:  
City, State: SHELTON WA  
Zip: 98584-3400

Map Number:  
Status:  
Description: LAKE ARROWHEAD #3 TRACT 102  
Comment:

2014 Market Value		2014 Taxable Value		2014 Assessment Data	
Land:	\$4,200	Land:	\$4,200	District:	0111 - Tax District 0111
Improvements:	\$2,240	Improvements:	\$2,240	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$6,440	Total	\$6,440	Total Acres:	0.00000

### Ownership

Owner's Name	Ownership %
MASON COUNTY	100 %

### Sales History

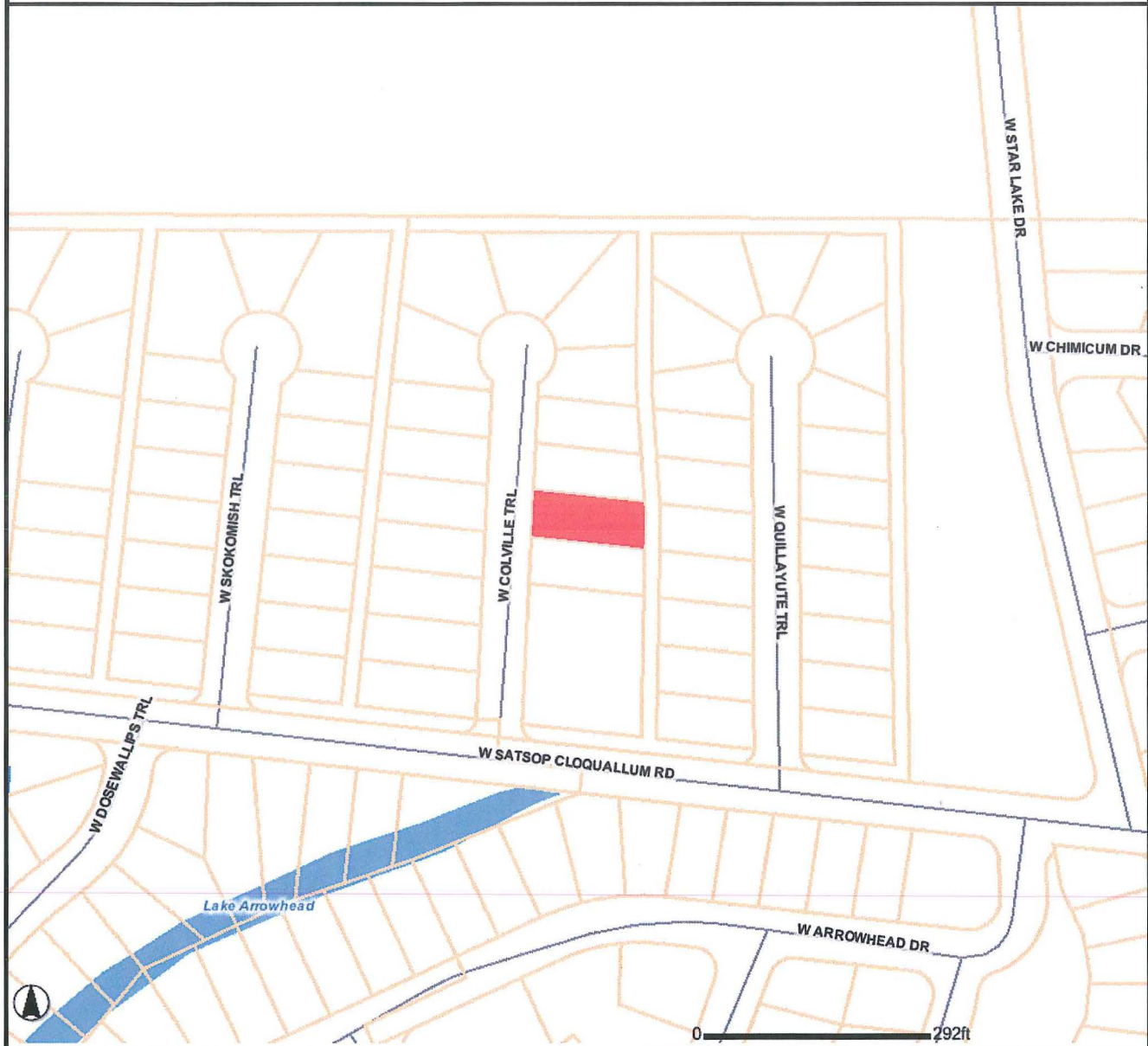
Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/26/13	2003816	1		RANGLES, TIMOTHY L & MAUREEN J	MASON COUNTY	\$0
03/17/03	1776685	1	200365845	LK ARROWHEAD COMM CLUB	TIMOTHY L & MAUREEN J RANGLES H/W	\$3,500
10/01/01	1740466	1	200100000		JOHN O & MARTHA E OLSON H/W	\$0
10/01/01	1740315	1	200100000	JOHN OLIVER OLSON	MARTHA OLSON (SURVIVING SPOUSE)	\$0
09/28/01	1740466	1	200100000		JOHN O & MARTHA E OLSON H/W	\$0
09/28/01	1740315	1	200100000	JOHN OLIVER OLSON	MARTHA OLSON (SURVIVING SPOUSE)	\$0
09/28/01	1740316	1	200159358	MARTHA E OLSON	LAKE ARROWHEAD COMMUNITY CLUB	\$798

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2014	MASON COUNTY	\$4,200	\$2,240		\$0	\$6,440	\$0
2013	MASON COUNTY	\$4,000	\$2,000		\$0	\$6,000	\$0
2012	RANGLES, TIMOTHY L & MAUREEN J	\$4,500	\$2,000		\$0	\$6,500	\$0
2011	RANGLES, TIMOTHY L & MAUREEN J	\$4,500	\$2,000		\$0	\$6,500	\$0
2010	RANGLES, TIMOTHY L & MAUREEN J	\$4,500	\$2,000		\$0	\$6,500	\$0

[View Taxes](#)

# Mason County Map



**DISCLAIMER AND LIMITATION OF LIABILITY:**

The data used to make this map have been tested for accuracy, and every effort has been made to ensure that these data are timely, accurate and reliable. However, Mason County makes no guarantee or warranty to its accuracy as to labeling, dimensions, or placement or location of any map features contained herein. The boundaries depicted by these data are approximate, and are not necessarily accurate to surveying or engineering standards, and are intended for informational purposes only. Mason County does not assume any legal liability or responsibility arising from the use of this map in a manner not intended by Mason County. In no event shall Mason County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising from use of or reliance on the information contained herein



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 100 W. Public Works Dr  
 Shelton, WA 98584

**LEGEND**

- Roads
- Highways
- Rivers & Streams
- Parcels
- Sections
- Townships
- Federal Lands
- City of Shelton
- County Boundary (DNR)
- Commissioner Districts
- Lakes
- Puget Sound & Major Lakes