

RESOLUTION NO. 10-14

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, said real property is tax title property and was declared surplus to the needs of the County by a Resolution of the Board of County Commissioners; and

WHEREAS, said property was offered for sale through a sealed-bid tax foreclosure auction in 2011, which process did not yield any bids; and

WHEREAS, the property has been continuously listed for sale since the sealed bid auction on the County's web site and through the County's Real Estate Agent, and

WHEREAS, Mason County has received an offer to purchase the property in the amount of \$11,000.00 from Cesar Zepeda; and

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 Cesar Zepeda, at a price of \$11,000.00, 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 7% fee of sale price to the County's real estate agent.

DATED this 18 day of February, 2014.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

J. Almazan  
Clerk of the Board

Terri Jeffreys  
Terri Jeffreys, Chair

APPROVED AS TO FORM:

Tim Sheldon  
Tim Sheldon, Commissioner

Tim Whitehead  
Tim Whitehead, Deputy Prosecuting Attorney

Randy Neatherlin  
Randy Neatherlin, Commissioner

Assessor  
Auditor  
Treasurer  
Property Manager



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

|                     |  |                     |                       |
|---------------------|--|---------------------|-----------------------|
| <b>Parcel#:</b>     | 32021-56-05030                               | <b>Owner Name:</b>  | MASON COUNTY          |
| <b>DOR Code:</b>    | 91 - Undeveloped - Land                      | <b>Address1:</b>    | MUNI CORP STATE OF WA |
| <b>Situs:</b>       | 301 E WOOD LN SHELTON                        | <b>Address2:</b>    | 411 N 5TH ST          |
| <b>Map Number:</b>  |  | <b>City, State:</b> | SHELTON WA            |
| <b>Status:</b>      |  | <b>Zip:</b>         | 985843400             |
| <b>Description:</b> | SHORECREST TERRACE 3RD ADD BLK: 5<br>LOT: 30 |                     |                       |
| <b>Comment:</b>     |  |                     |                       |

| 2014 Market Value |                 | 2014 Taxable Value |                 | 2014 Assessment Data |                          |
|-------------------|-----------------|--------------------|-----------------|----------------------|--------------------------|
| Land:             | \$8,550         | Land:              | \$8,550         | District:            | 0191 - Tax District 0191 |
| Improvements:     | \$12,350        | Improvements:      | \$12,350        | Current Use/DFL:     | No                       |
| Permanent Crop:   | \$0             | Permanent Crop:    | \$0             |                      |                          |
| <b>Total</b>      | <b>\$20,900</b> | <b>Total</b>       | <b>\$20,900</b> | <b>Total Acres:</b>  | <b>0.22000</b>           |

### Ownership

| Owner's Name | Ownership % |
|--------------|-------------|
| MASON COUNTY | 100 %       |

### Sales History

| Sale Date | Sales Document | # Parcels | Excise #    | Grantor                   | Grantee                               | Price    |
|-----------|----------------|-----------|-------------|---------------------------|---------------------------------------|----------|
| 01/20/12  | 1984210        | 1         |             | MASON COUNTY TREASURER'S  | MASON COUNTY                          | \$0      |
| 12/08/06  | 1884608        | 1         | 200687095   | ROBERT A BLACKBURN        | R & M REAL ESTATE SOLUTIONS LLC       | \$30,000 |
| 03/19/04  | 1806545        | 1         | 200400000   | DENNIS CLARE BLACKBURN    | ROBERT A BLACKBURN (SURVIVING SPOUSE) | \$0      |
| 04/06/00  | 1709227        | 1         | 200052944   | LESLIE & KATHLEEN PERRY   | ROBERT A & DENNIS C BLACKBURN H/W     | \$4,500  |
| 05/05/98  | 666605         | 1         | 199844784   | ORVIS GROTH               | LESLIE D & KATHLEEN E PERRY           | \$14,861 |
| 08/18/97  | 651574         | 1         | 199741890   | CHARLES H;SUSAN C THOMAS  | ORVIS GROTH                           | \$0      |
| 04/17/97  | 645105         | 1         | 199700000   | SUSAN E THOMAS            | CHARLES H THOMAS                      | \$0      |
| 06/20/96  | 629068         | 1         | 199637031   | JOHNNY & EMMA B JONES     | CHARLES H & SUSAN E THOMAS            | \$27,000 |
| 12/16/92  | 556683         | 1         | 199200000   | METROPOLITAN MTG & SECUR  | WESTERN UNITED LIFE ASSURANCE CO      | \$0      |
| 08/10/82  | 635949         | 1         | 198279376 A | WESTRN UNITED LF ASSUR CO | JOHNNY & EMMA B JONES                 | \$0      |

### Historical Valuation Info

| Year | Billed Owner | Land    | Impr.    | PermCrop Value | Total | Exempt   | Taxable  |
|------|--------------|---------|----------|----------------|-------|----------|----------|
| 2014 | MASON COUNTY | \$8,550 | \$12,350 |                | \$0   | \$20,900 | \$20,900 |
| 2013 | MASON COUNTY | \$8,550 | \$12,350 |                | \$0   | \$20,900 | \$20,900 |

EXHIBIT A

LEGAL DESCRIPTION

Shorecrest Terrace 3<sup>rd</sup> Add blk: 5,  
Lot: 30

301 East Wood Lane

Tax Parcel number: 32021-56-05030

# 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

## Julie Almanzor - Resolution #10-14

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**From:** Julie Almanzor  
**To:** Keates, John  
**Date:** 2/20/2014 5:03 PM  
**Subject:** Resolution #10-14  
**CC:** Frazier, Lisa; Herr, Karen; Peterson, Melody  
**Attachments:** 10-14.pdf

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Please see attached signed Resolution 10-14.

Thank you,  
Julie

Julie Almanzor  
Clerk of the Board  
Public Records Officer  
Mason County Commissioners  
360-427-9670 Ext. 589  
[juliea@co.mason.wa.us](mailto:juliea@co.mason.wa.us)