



RIDGEFIELD
SCHOOL DISTRICT
unlimited possibilities

SUPERINTENDENT
DR NATHAN MCCANN

BOARD OF DIRECTORS
DISTRICT 1 EMILY ENQUIST
DISTRICT 2 JOSEPH VANCE
DISTRICT 3 STEVE RADOSEVICH
DISTRICT 4 BECKY GREENWALD
DISTRICT 5 SCOTT GULLICKSON

March 29, 2019

Legal Notice

RIDGEFIELD SCHOOL DISTRICT PUBLIC NOTICE

Notice is hereby given that the Board of Directors of Ridgefield School District No. 122 will hold a public hearing at Columbia Assembly Room, Ridgefield Administrative & Civic Center, 510 Pioneer Street on April 23, 2019 at 5:00 p.m. at their regular business meeting. The purpose of this hearing will be to determine the propriety and advisability of selling real property described as follows:

REAL PROPERTY

Clark County Tax Parcel 215172000, a parcel consisting of approximately twenty-three and thirty-five one-hundredths (23.35) acres of land, located along N.E. 10 Avenue, Ridgefield, Washington 98642, near the intersection with NE Carty Road. A full legal description of the property is available at the office of the superintendent of the School District and at <https://www.ridgefieldsd.org>

Thank you.

Dr. Nathan McCann, Superintendent
Ridgefield School District

Exhibit A
LEGAL DESCRIPTION

A portion of the West half of the Southwest quarter of Section 26, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the West line of Section 26 that bears North 01°31'14" East, 886.50 feet from the Southwest corner of Section 26, said point being South 01°31'14" West, 460.00 feet from the Southwest corner of the "Robinson Cold Storage, Inc. Tract" as described under Auditor's File No. G 135613; thence South 88°28'46" East, 1323.94 feet to a half inch iron rod on the East line of the West half of the Southwest quarter; thence South 01°32'54" West along said East line, 874.09 feet to a half inch iron rod at the Southeast corner of the West half of the Southwest quarter; thence North 89°00'59" West along the South line of Section 26, 1084.85 feet to the Southeast corner of the "P.U.D. tract" as described under Auditor's File No. G 360905; thence North 01°31'14" East, 206.47 feet to the Northeast corner thereof; thence North 88°28'46" West, 238.71 feet to the Northwest corner of said "P.U.D. tract"; thence North 01°31'14" East, 677.79 feet of the Point of Beginning.

TOGETHER WITH a 60 foot easement for ingress, egress and utilities the South line of which is the North line of the above described tract.

EXCEPT that portion lying with N.E. 10th Avenue.

ALSO EXCEPT that portion conveyed to Clark County, Washington under Auditor's File No. 3199030 recorded March 2, 2000.

ALSO EXCEPT that portion conveyed to Public Utility District No. 1 of Clark County, Washington under Auditor's File No. 3818755 recorded April 25, 2004

Reserving unto the grantor, an easement for ingress, egress and utilities, over under and across a strip of land 60 feet in width, the West and South lines of which are described as follows:

Beginning at a point on the West line of section 26, that is North 01°31'14" East, 260.00 feet from a brass disc at the Southwest corner of Section 26; thence South 89°00'59" East 166.24 feet; thence South 60°00'00" East 82.46 feet; thence South 01°31'14" West along the East line of the Clark County PUD tract as described under Auditor's File No. G360905 and its extension 220.00 feet to the South Line of Section 26; thence South 89°00'59" East 1084.85 feet to a half inch iron rod at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 26 and the terminus of said line.

Also reserving unto the grantor, an easement for ingress, egress and utilities, over under and across a strip of land 60 feet in width, the West and South lines of which are described as follows:

Beginning at the Southwest corner of the Southwest quarter of said Section 26; thence North 01°31'46" East along the West line of said Section 26 a distance of 297.69 feet; thence South 88°28'46" East 30.00 feet to the East right of way line of NE 10th Avenue, said point being the Northwest corner of that tract conveyed to Public Utility District No. 1 of Clark County by deed recorded under Clark County Auditor's Recording No. 3818755 and the true point of beginning of the following described line; thence following the Northerly and Easterly line of the Clark Public Utilities tract the following courses; North 89°14'28" East 25.69 feet; thence South 88°14'58" East 43.45 feet; thence South 85°37'19" East 47.17 feet; thence South 71°45'53" East 31.76 feet; thence South 68°40'20" East 28.85 feet; thence South 47°57'37" East 40.20 feet; thence South 25°32'36" East 47.82 feet; thence South 10°37'22" East 57.71 feet; thence South 01°20'08" West 75.00 feet; thence South 32°15'08" East 90.38 feet, more or less, to the South line of Section 26; thence leaving the Easterly line of said Clark Public Utilities tract South 89°00'59" East to a half inch iron rod at the southeast corner of the Southwest quarter of the Southwest quarter of Section 26 and the terminus of said line



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61 WAC

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back page for instructions)



Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

Form with sections for Seller/Grantor (Turbyfill Family Partnership) and Buyer/Grantee (Ridgefield School District), including address, phone numbers, and tax correspondence information.

This property is located in unincorporated Clark County OR within city of

Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED EXHIBIT A

Form sections 5, 6, and 7 containing abstract use categories, exemption questions, and a detailed tax calculation table with a total due of \$10,685.00.

Signature section for Grantor (Kerry Newell) and Grantee (Kerry Newell) with dates and cities.

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

Handwritten notes: \$10,685, 2/20/08 MM Colta 621771