



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 9, 2014

Motion 14253

Proposed No. 2014-0427.1

Sponsors Dembowski

1 A MOTION authorizing the King County executive to
2 accept a donation of ten acres of property in the city of
3 Carnation valued at four hundred eighty thousand dollars
4 for conservation and passive recreation.

5 WHEREAS, King County seeks to find partners who will help increase
6 community and park amenities to ensure parks continue to enhance our regional quality
7 of life, and

8 WHEREAS, in 2013 King County helped establish the King County Parks
9 Foundation as a component fund of The Seattle Foundation, to help cultivate private-
10 sector philanthropy to connect communities to regional trails, open space and parks and
11 to ensure the resiliency of the King County parks system for future generations. In part,
12 the King County Parks Foundation seeks to leverage private donations, including land, to
13 connect existing green spaces and trails, and

14 WHEREAS, under omnibus parks Ordinance 14509, the King County parks and
15 recreation division of the department of natural resources and parks has the authority to
16 seek gifts from individual, foundation and corporate sources, and

17 WHEREAS, under K.C.C. chapter 2.80, any and all gifts for parks and recreation
18 purposes that exceed fifty thousand dollars require acceptance on behalf of King County
19 by the King County council by motion, and

20 WHEREAS, all gifts to the King County parks and recreation division are used
21 only for parks purposes, and

22 WHEREAS, the land donors, Chad and Douglas Clinton, are third generation land
23 owners who would like the legacy of this forest land preserved for generations to come as
24 Orme's Hill Park;

25 NOW, THEREFORE, BE IT MOVED by the council of King County:

26 The King County department of natural resources and parks is authorized to
27 accept the ten-acre land donation valued at four hundred eighty thousand dollars from
28 Chad and Douglas Clinton to be known as Orme's Hill Park, consistent with the King
29 County Parks Donation Agreement provided as Attachment A to this motion for King
30 County parks purposes. The open space acquisition unit within the water and land
31 resources division of the department of natural resources and parks is responsible for
32 handling the technical real estate transaction matters, including the closing and recording

33 of the deed and is authorized to execute such other documents as are necessary to
34 complete the transaction.
35

Motion 14253 was introduced on 10/13/2014 and passed by the Metropolitan King County Council on 12/8/2014, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski and Mr.
Upthegrove
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: A. King County Parks Donation Agreement

KING COUNTY PARKS DONATION AGREEMENT

This Agreement is made as of the date this instrument is fully executed by and between CHAD P. CLINTON and DOUGLAS J. CLINTON, each as their respective separate estate ("Donor"), and KING COUNTY, a political subdivision of the State of Washington ("Donee"), for purchase and sale of that certain property situated in King County, Washington, described on Exhibit "A", and all rights appurtenant (the "Property")

1. **CHARITABLE DONATION:** The property will be transferred from Donor to Donee as a charitable donation. The Donors intend for this property to be donated for the benefit of increasing recreational opportunities across King County parks and trails. Although it is the intent of the parties that the property be used as a park, neither the Donor or Donee are making any absolute covenants or restrictions about the future use of the property by King County. The Property will be managed and maintained within the King County inventory.

2. **TITLE:**

2.1 **Deed:** At closing, Donor will execute and deliver to Donee a Quit Claim Deed conveying and warranting good and marketable title to the Property free and clear of all defects or encumbrances except for the lien of real estate taxes and drainage service charges not yet due and payable and those defects and/or encumbrances (if any) identified on Exhibit "B" (collectively, "Permitted Exceptions").

2.2 **Title Insurance:** At closing, Donee shall receive (at Donee's expense) an owner's Standard ALTA policy of title insurance, dated as of the closing date and insuring Donee in the amount of the Purchase Price against loss or damage by reason of defect in Donee's title to the Property subject only to the printed exclusions appearing in the policy form and any Permitted Exceptions.

3. **CONTINGENCIES:**

3.1 **Environmental Review Contingency:** The donation of the Property is contingent on a determination by King County based upon an Environmental Site Assessment that there are not and have not been any significant releases of hazardous materials on the Property. Donor hereby grants Donee's employees, agents or contractors a right of entry onto the Property for any site inspections performed in connection with such Assessment. In connection with such inspections, Donee agrees to hold harmless, indemnify and defend Donor, its officers, agents and employees, from and against all claims, losses, or liability, for injuries, sickness or death of persons, including employees of Donee caused by or arising out of any act, error or omission of Donee, its officers,

agents, contractors, subcontractors or employees in entering Donor's property for the above purposes, to the extent not caused by or arising out of any act, error or omission of Donor, its officers, agents and employees.

3.2 **Council Approval:** The donation of the Property is contingent on authorization by the Metropolitan King County Council to accept the charitable donation.

3.3 **Naming Rights:** The donation of the Property is contingent on approval by the Metropolitan King County Council of the naming rights as "Orme's Hill Park".

3.4 **Removal of Contingencies:** King County shall have a period of 90 days from the date all parties have signed this Agreement to remove all contingencies. King County may remove such contingencies by sending written notice thereof to Donor pursuant to Paragraph 7 herein. If the contingencies are not removed within this period, this Agreement shall be null and void.

4. **RISK OF LOSS:** Donor will bear the risk of loss of or damage to the Property prior to closing. In the event of such loss or damage to the Property, Donor shall promptly notify Donee thereof and Donee may, in its sole discretion, terminate this Agreement by giving notice of termination to the Donor.

5. **DONOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS:** Donor represents, warrants and covenants to the Donee at the date of execution of this Agreement and the date of closing that:

5.1 **Authority:** Donor, and the person(s) signing on behalf of Donor, has full power and authority to execute this Agreement and perform Donor's obligations, and if Donor is a corporation, all necessary corporate action to authorize this transaction has been taken;

5.2 **No Leases:** The Property is not subject to any leases, tenancies or rights of persons in possession;

5.3 **No Material Defect:** Donor is unaware of any material defect in the Property;

5.4 **Debris and Personal Property:** Donor will remove all debris and personal property, prior to each closing, located on the Property (if any) at Donors cost and expense, and Donor will indemnify and hold Donee harmless from all claims and expenses arising from such removal;

5.5 **Contamination:** Donor represents and warrants that he/she/it has not caused or allowed the generation, treatment, storage, or disposal of hazardous substances on the property, except in accordance with local, state, and federal statutes and regulations, nor caused or allowed the release of any hazardous substance onto, at, or near the Property. Donor is in compliance with all applicable laws, rules, and regulations regarding the

handling of hazardous substances, has secured all necessary permits, licenses and approvals necessary to its operation on the Property, and is in compliance with such permits. Donor has not received notice of any proceedings, claims, or lawsuits arising out of its operations on the Property and, to the Donor's knowledge, the property is not, nor has it ever been subject to the release of hazardous substances.

5.6 Fees and Commissions: Donor shall pay for any broker's or other commissions or fees incurred by the Donor in connection with the sale of the Property and Donor shall indemnify and hold Donee harmless from all such claims for commission and/or fees.

5.7 Indemnification: Donor agrees to indemnify, defend, and hold harmless Donee, its employees, agents, heirs and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected to the breach of any representation or warranty contained herein. Such duty of indemnification shall include, but not be limited to damage, liability, or loss pursuant to all federal environmental laws, Washington State environmental laws, strict liability and common law.

6. CLOSING:

6.1 Time for Closing: The donation of the Property will be closed in the office of the Closing Agent once all contingencies set forth in Paragraph 3 herein have been removed, or as soon thereafter as is possible, and in any event no later than December 31, 2014.

Donee and Donor shall deposit in escrow with the Closing Agent all instruments, documents and moneys necessary to complete the donation in accordance with this Agreement. As used in this Agreement, "closing" and "date of closing" means the date on which all appropriate documents are recorded and proceeds of the donation are available for disbursement to Donor. The Closing Agent shall be:

Fidelity National Title Company of Washington
600 University Street, Suite 2710
Seattle, WA 98101

6.2 Prorations: Closing Costs: Donor will pay real estate excise taxes (if any are due) and real property taxes prorated through the date of closing. Donee will pay the premium for its owner's title insurance policy, the cost of recording the Statutory Warranty Deed from the Donor, and the Closing Agents escrow fees.

6.3 Possession: Donee shall be entitled to possession of the Property at Closing.

7. **NOTICES:** Any notices required herein shall be given to the parties at the addresses listed below:

TO DONOR:
Chad P. Clinton and
Douglas J. Clinton
P.O. Box 1028
Sequim, WA 98382

TO DONEE:
King County Water and Land Resources Division
Open Space Acquisitions
201 South Jackson Street, Suite 600
Seattle, WA 98104

8. **GENERAL:** This is the entire agreement of the Donee and Donor with respect to the Property and supersedes all prior or contemporaneous agreements between them, written or oral. This Agreement may be modified only in writing, signed by Donee and Donor. Any waivers under this agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, Donee and Donor and their heirs, personal representatives, successors and assigns. The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision. Time is of the essence in this agreement.


9. **WASTE; ALTERATION OF PROPERTY:** Donor shall not commit waste on the Property, nor shall Donor remove trees or other vegetation, coal, minerals or other valuable materials nor shall Donor substantially alter the surface or subsurface of the Property without the express written consent of Donee.

10. **SURVIVAL OF WARRANTIES:** The terms, covenants, representations and warranties shall not merge in the deed of conveyance, but shall survive closing.

11. **TERMINATION OF OFFER:** This offer shall terminate if not accepted by Donor on or before September 30, 2014.

Signed in duplicate original.

DONEE: King County, a political subdivision
of the State of Washington.

BY: 
Christie True, Director
Department of Natural Resources and Parks

DONOR:


Chad P. Clinton


Date


Douglas J. Clinton


Date

EXHIBITS: Exhibit A, Legal Description
Exhibit B, Permitted Exception/Title Report

STATE OF WASHINGTON)
)SS.

COUNTY OF KING)

Wash

On this 24th day of September, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Douglas J. Clinton, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Gayle M Weston

Gayle M Weston

Printed name

Notary Public in and for the
State of Washington, residing

at *Shelton Washington*
City and State

My appointment expires *3/27/15*



EXHIBIT A

LEGAL DESCRIPTION

Lot B of City of Carnation Lot Line Adjustment No. 06-002, recorded under Recording Number 20070212900001, records of King County, Washington.

EXHIBIT B

PERMITTED EXCEPTIONS/TITLE REPORT

Those special exceptions listed on Fidelity National Title Company of Washington Title Report #611080366 dated June 12, 2014, and any supplements thereto (which Title Report and Supplements are incorporated into this Agreement by this reference) numbered 2 (Paid Current), 3, 5, 6, 7, 8, 9 and 10.