

Hantwick Inter-trust Exchange

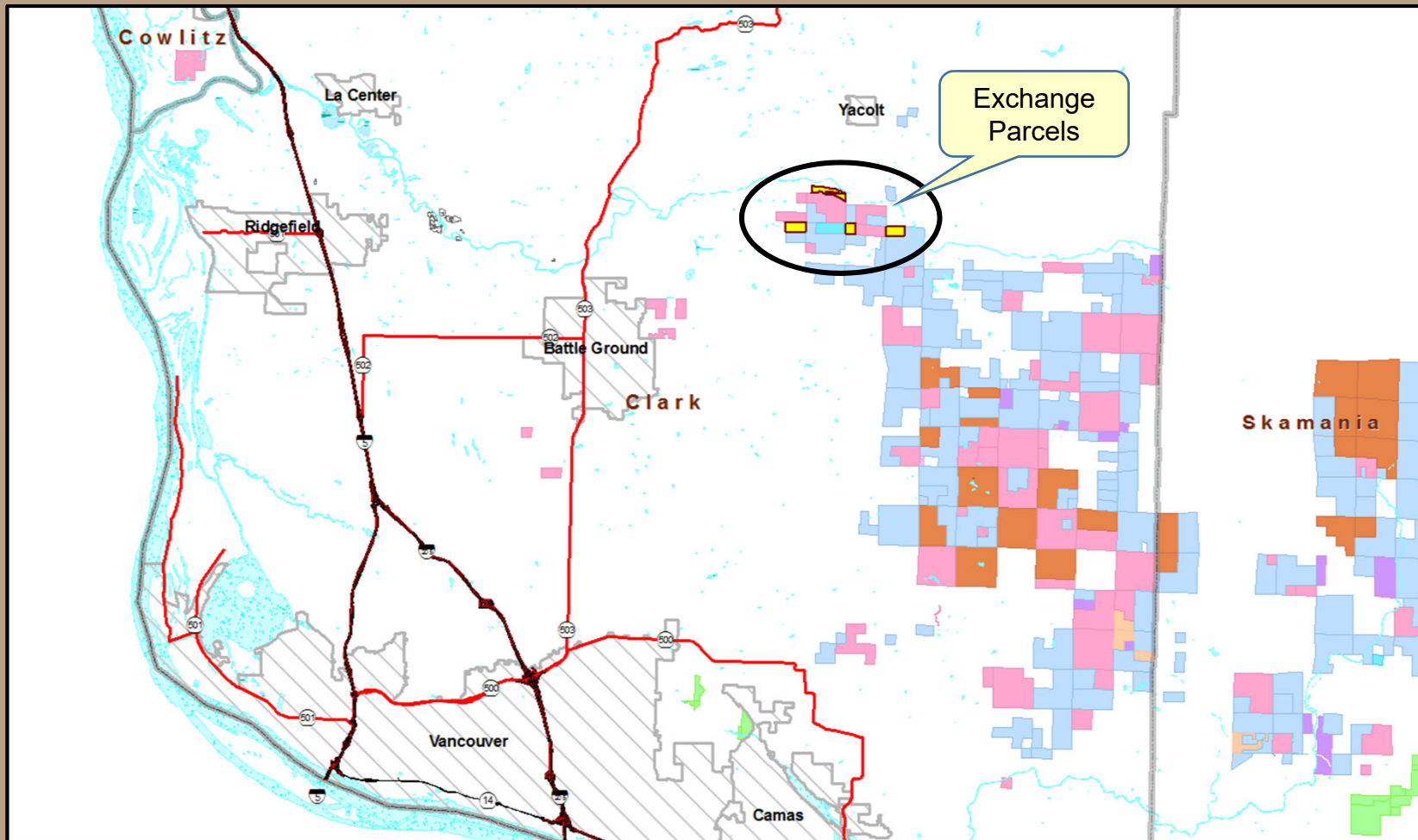
&

Hantwick Reconveyance

Clark County

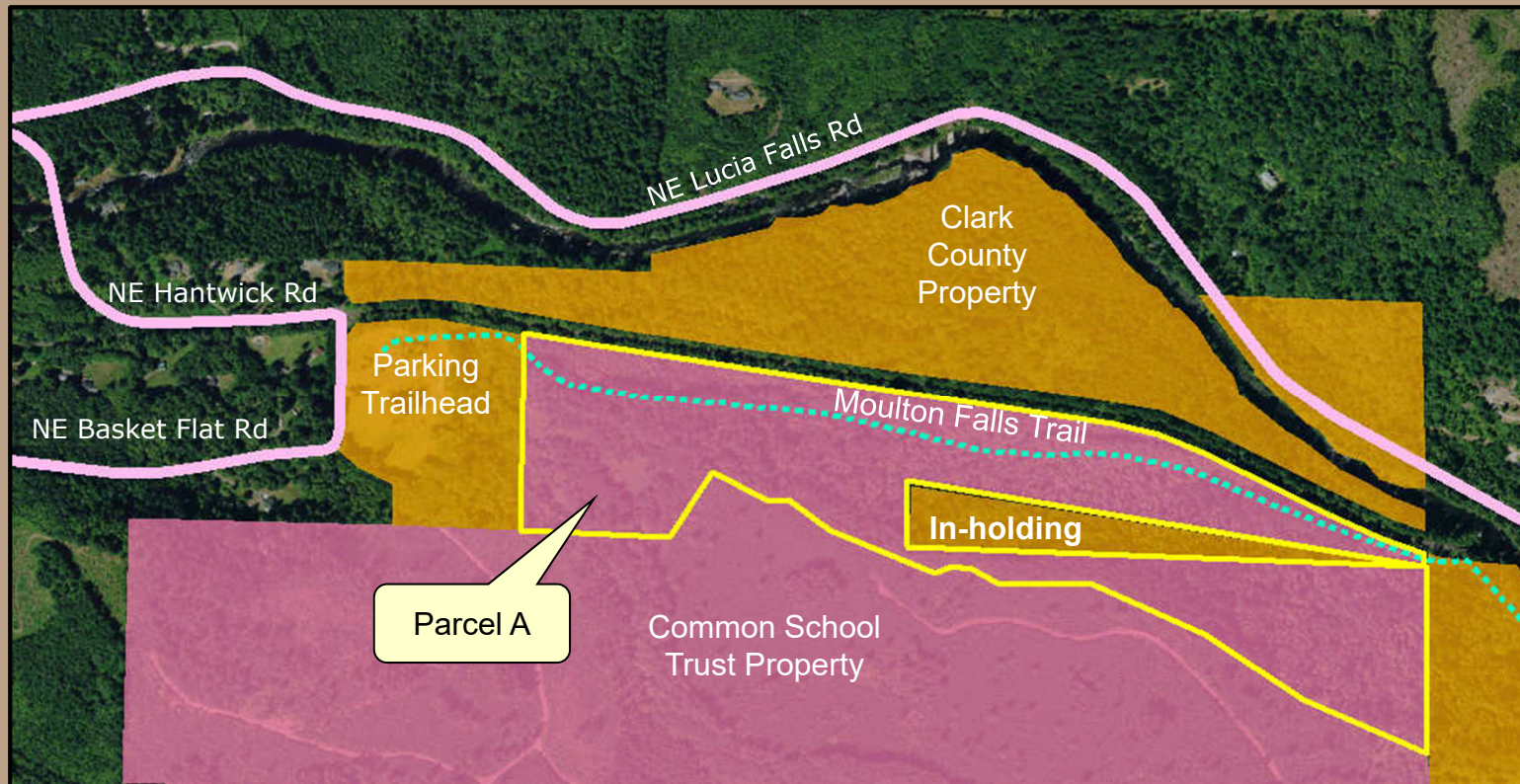


Hantwick Vicinity



Hantwick

Purpose



- Proposed Reconveyance of Parcel A to Clark County for public park purposes.



Hantwick

Moulton Falls Trail



Moulton Falls Trail crosses Common School Trust Parcel A

Photos taken from Google Maps



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Hantwick

Process

Reconveyance (*State Forest Transfer Trust to County*):

- Reconvey Parcel A to Clark County for Public Park use.
- [RCW 79.22.300](#)

Inter-trust Exchange (*Trust to Trust*):

- Needed to position Parcel A for reconveyance.
- DNR-Managed Trust-to-Trust Exchange.
- Lands exchanged must be equal in value for each trust.



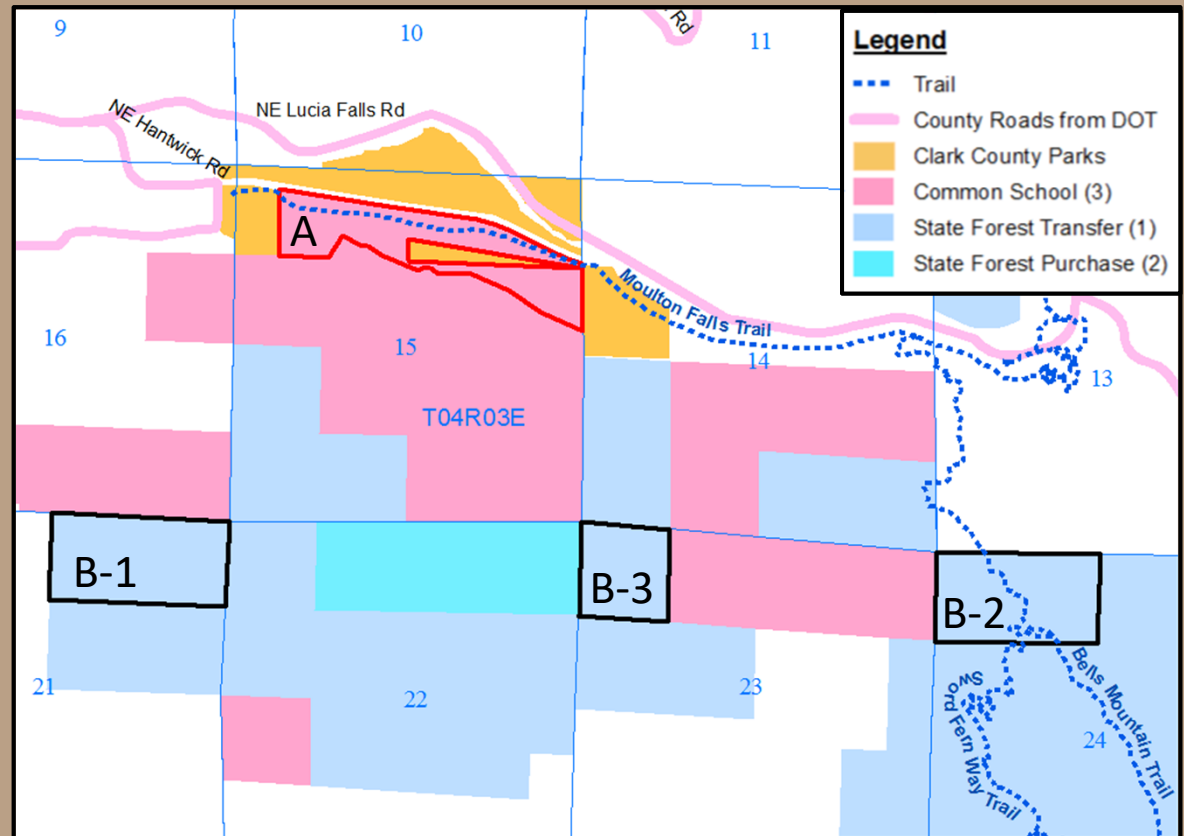
Hantwick Inter-trust Exchange

Exchange Properties

- 80.25 acre Common School Trust property: Parcel A

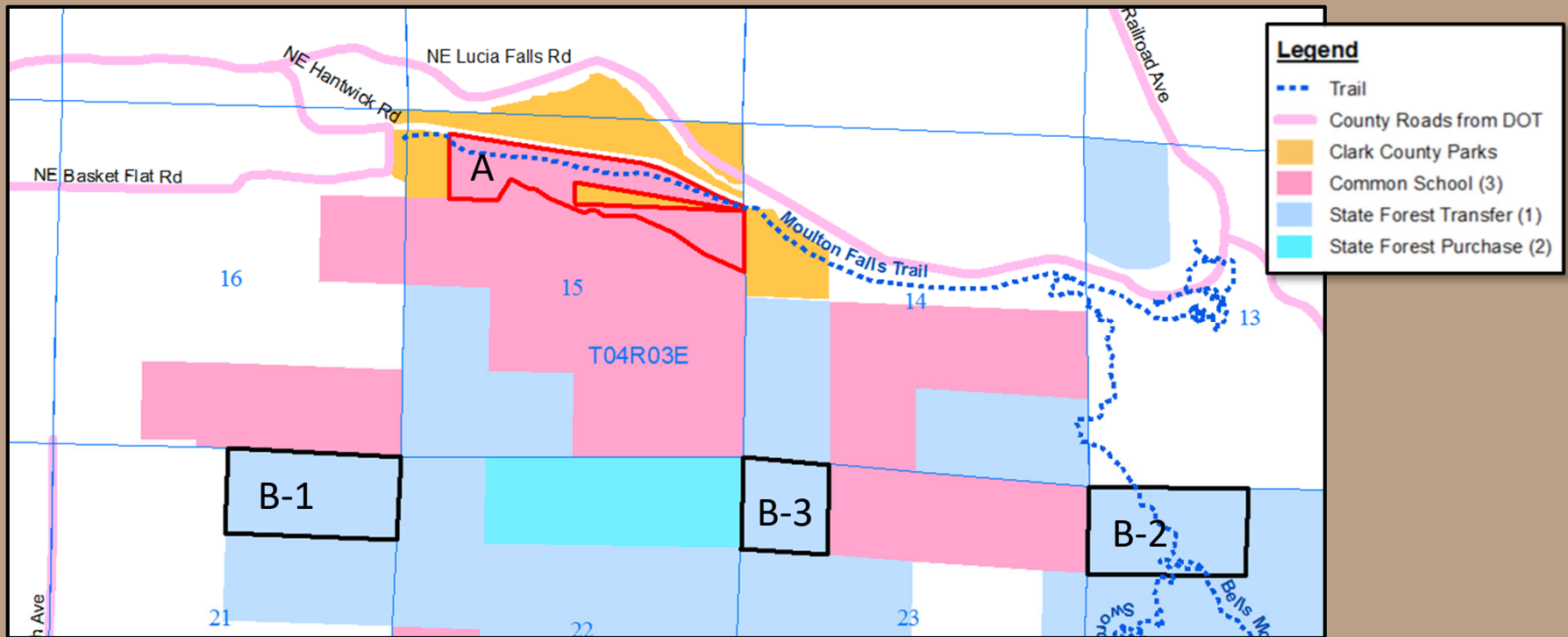
Exchanged for equivalent valued:

- ±202-acre State Forest Transfer Trust Property: Parcels B-1, B-2, B-3
- Clark County



Hantwick Inter-trust Exchange

BEFORE Inter-trust Exchange

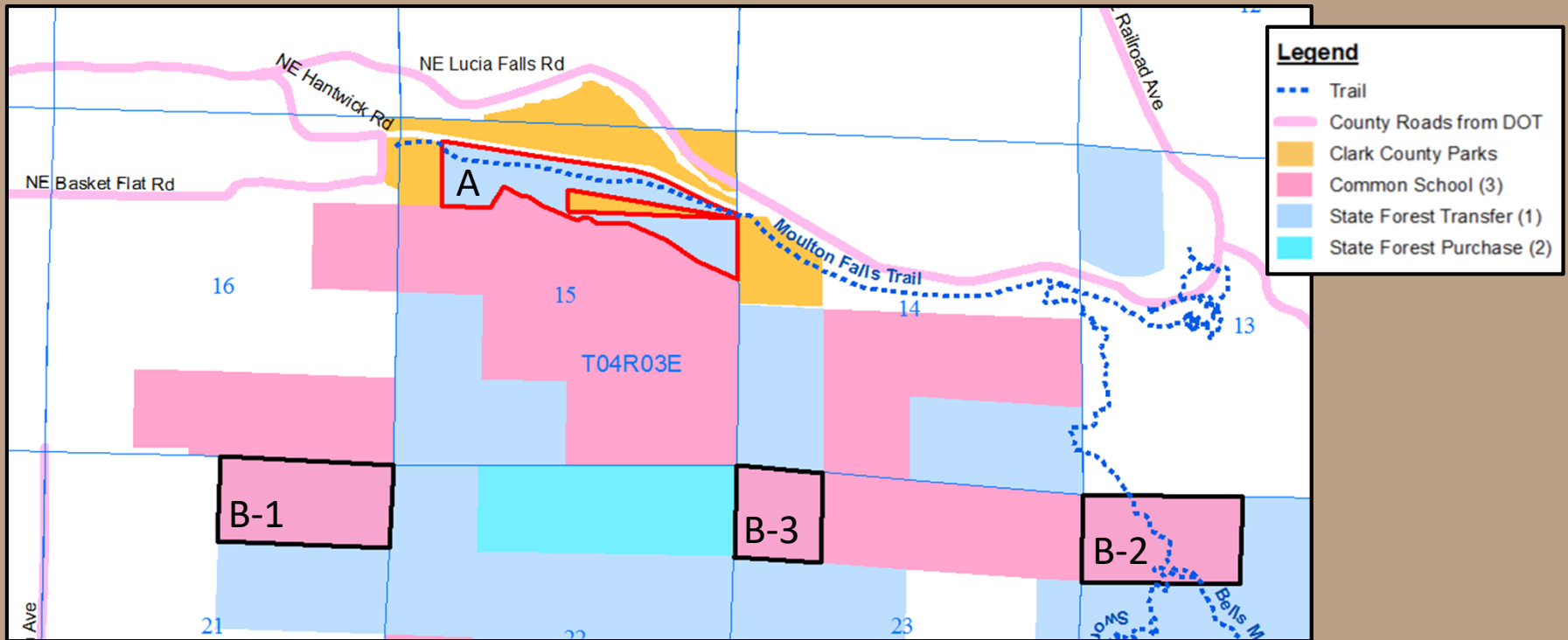


- Parcel A is Common School Trust
- Parcels B-1, B-2 & B-3 are State Forest Transfer Trust



Hantwick Inter-trust Exchange

AFTER Inter-trust Exchange



- Parcel A is State Forest Transfer Trust
- Parcels B-1, B-2 & B-3 are Common School Trust



Hantwick Inter-trust Exchange

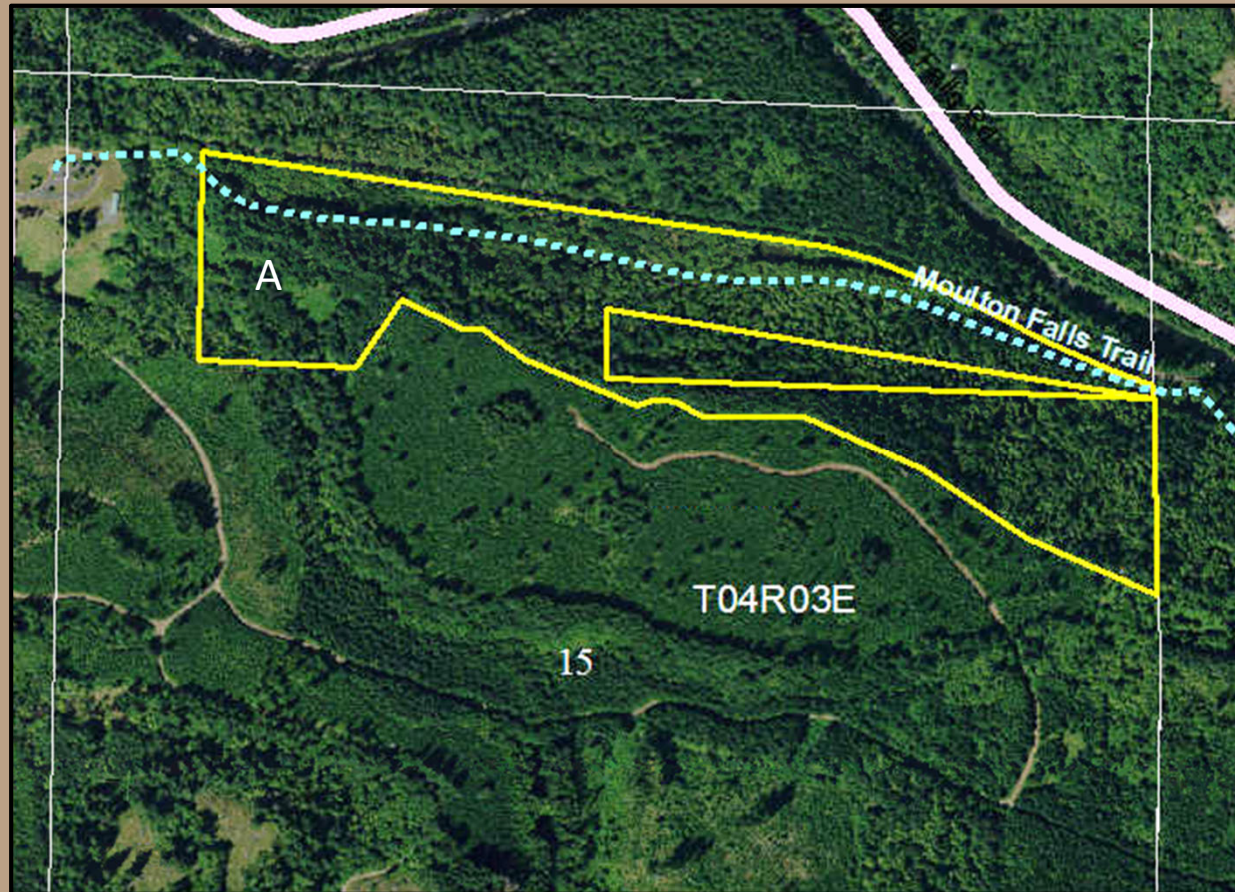
Public Hearing

- Held on June 28, 2022
- Battle Ground City Hall – Council Chambers
- 18 comments received in support of the Hantwick Inter-trust Exchange and Hantwick Reconveyance



Hantwick Inter-trust Exchange

Common School Trust Parcel



- 80.25 acres
- 50-yr DF
- Site Class II & III
- Moulton Falls Trail



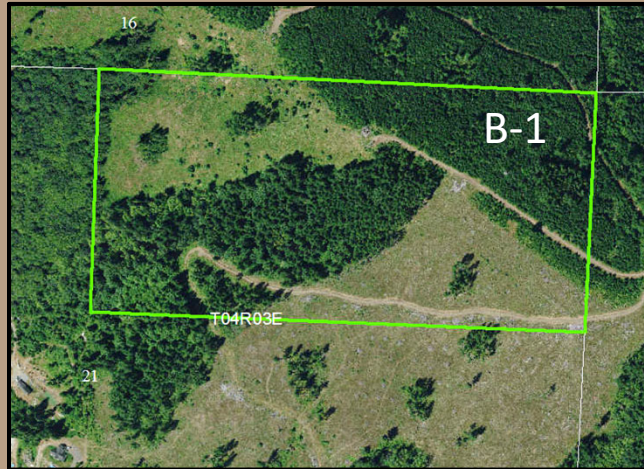
Hantwick Inter-trust Exchange Values – Common School Trust

Parcel A	Appraised Values
Land Value	\$189,100
Merchantable Timber	\$735,900
Total:	\$925,000

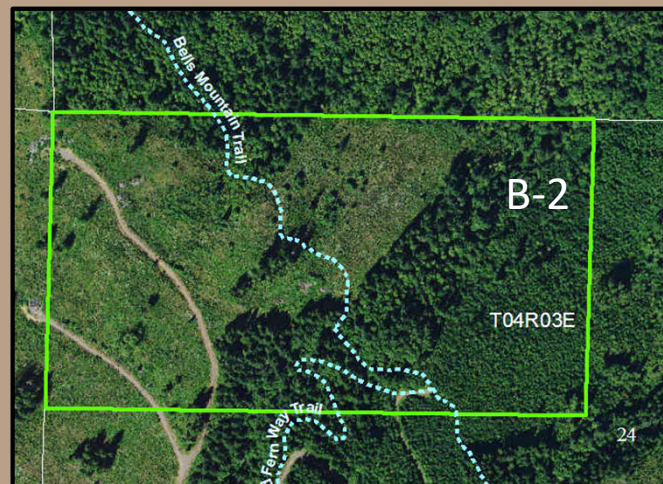
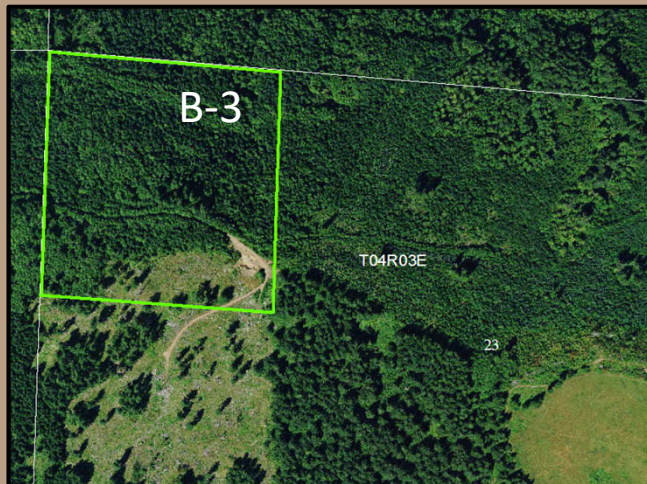


Hantwick Inter-trust Exchange

State Forest Transfer Trust Parcels



- ±202-acres
- 5-21 yr DF
- Site Class II & III



Hantwick Inter-trust Exchange

Values – State Forest Transfer Trust

Parcels B-1, B-2, B-3	Appraised Values
Land Value	\$667,500
Merchantable Timber	\$257,500
Total:	\$925,000



Hantwick Inter-trust Exchange

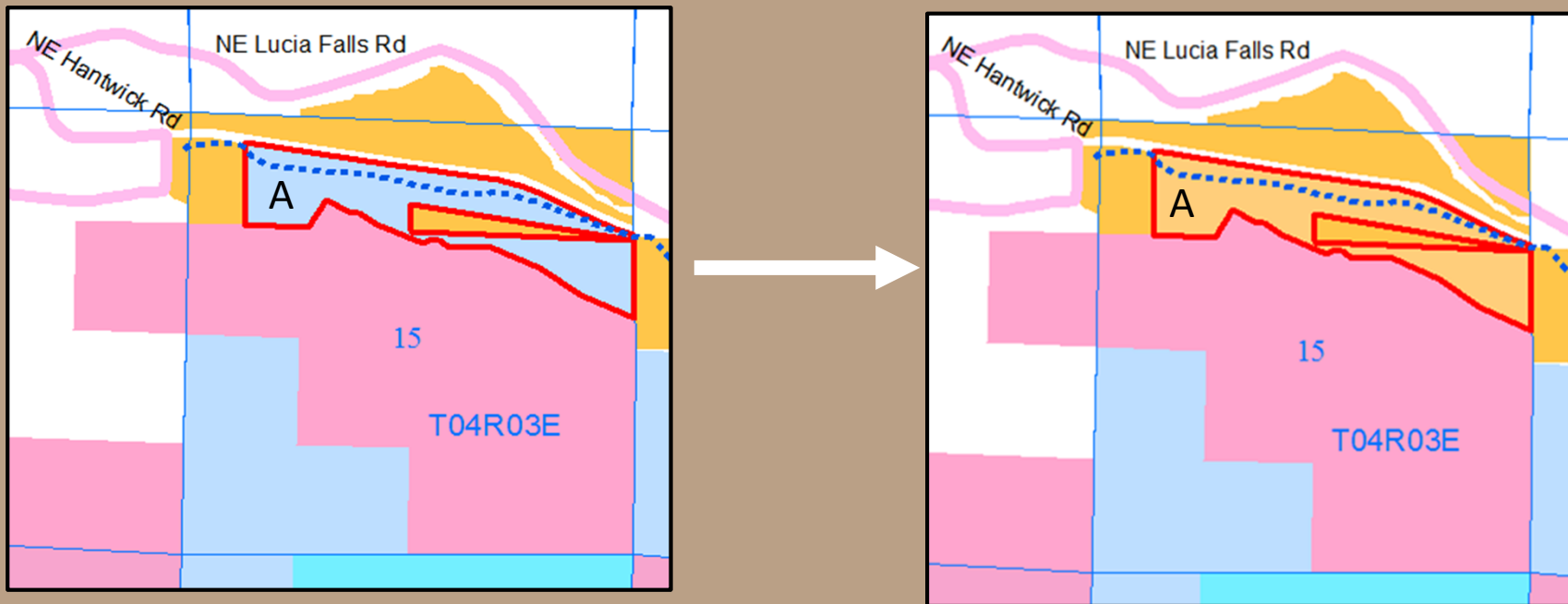
Exchange Balance

	Common School		State Forest Transfer	
	Acres	Appraised Value	Acres	Appraised Value
BEFORE Exchange	80.25	\$925,000	202	\$925,000
AFTER Exchange	202	\$925,000	80.25	\$925,000
Difference	+121.75	0	-121.75	0



Hantwick Reconveyance

Next Step - Reconveyance



- Reconveyance of the State Forest Transfer Trust Parcel A to Clark County ownership



Hantwick

Benefits

Inter-trust Exchange:

- Positions Parcel A for reconveyance
- The Common School Trust will increase acreage for long-term timber revenue

Reconveyance:

- Blocks up County & DNR lands
- County will manage trail and natural forest for public park and recreational uses



Hantwick Resolutions

Resolution 1596

Hantwick Inter-trust Exchange

Resolution 1597

Hantwick Reconveyance

