

**BEFORE THE BOARD OF SUPERVISORS OF THE
CHEHALIS RIVER BASIN FLOOD CONTROL ZONE DISTRICT**

**RESOLUTION APPROVING OF SIDORSKI PURCHASE AND
CLARIFYING RELATED MATTERS**

) **RESOLUTION NO. 24-007**
)
)

WHEREAS, the Board of Supervisors on February 21, 2024 approved a purchase and sale agreement for acquisition of multiple tax parcels, called "the Sidorski property," for potential use as mitigation;

WHEREAS, that purchase is proceeding to closing on or about June 28, 2024; and

WHEREAS, the title company needs documentation supporting the closing, and it is prudent to explicitly authorize certain actions to consummate the sale;

NOW THEREFORE, BE IT RESOLVED, that the District does the following:


1. Reaffirms an intention to complete the Sidorski property purchase;
2. Authorizes the Administrator to sign an amended purchase and sale agreement with the agreed-upon changes related to current use taxation, correct inclusion of all parcel numbers, continuation of the preexisting farm lease, and the like;
3. Authorizes the Administrator to sign any required closing documents to consummate the sale; and
4. Approves of payment to the title company, as escrow, in the amount of the draft settlement statement (\$136,759.75) to complete the transaction.

The foregoing resolution was ADOPTED by the Board of Supervisors of the Chehalis River Basin Flood Control Zone District at a regular open public meeting this 18th day of June, 2024.


APPROVED AS TO FORM:

BOARD OF SUPERVISORS OF CHEHALIS RIVER
BASIN FLOOD CONTROL ZONE DISTRICT


By: Interim District Counsel


Scott Brummer, Chair

ATTEST:


Sean Swope, Vice Chair


Tammy Martin, Interim Clerk of the Board


Lindsey R. Pollock, DVM, Supervisor



Title Guaranty Company of Lewis County
 200 NW Pacific Ave. Chehalis WA 98532
 Tel (360) 748-0001 • Fax (360) 748-9867

File No./Escrow No.: 181050
 Print Date & Time: 06/13/2024 04:58 PM
 Officer/Escrow Officer: Jessi Cox
 Settlement Location: 200 NW PACIFIC AVE., CHEHALIS, WA 98532

Property Address: 1532 CERES HILL RD, CHEHALIS, WA 98532
 Buyer: CHEHALIS RIVER BASIN FLOOD
 351 NW NORTH STREET, CHEHALIS, WA 98532
 Seller: THE JOE SIDORSKI REVOCABLE LIVING TRUST
 PO BOX 1050, CENTRALIA, WA 98531
 Lender: THE JOE SIDORSKI REVOCABLE LIVING TRUST
 Settlement Date: 06/14/2024
 Closing (Consummation) Date:
 Disbursement Date: 06/28/2024

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	700,000.00	
Earnest Money		5,000.00
Loan Amount - THE JOE SIDORSKI REVOCABLE LIVING TRUST		560,000.00
Prorations/Adjustments		

Description	Borrower/Buyer	
	Debit	Credit
Property Tax 015644-000-000 @ 136.85 per 1 year(s) 6/28/2024 to 6/30/2024	0.75	
Property Tax 018641-006-000 @ 43.34 per 1 year(s) 6/28/2024 to 6/30/2024	0.24	
Property Tax 018650-000-000 @ 106.06 per 1 year(s) 6/28/2024 to 6/30/2024	0.58	
Property Tax 018642-000-000 @ 1,135.13 per 1 year(s) 6/28/2024 to 6/30/2024	6.22	
Property Tax 019164-001-000 @ 65.90 per 1 year(s) 6/28/2024 to 6/30/2024	0.36	
Property Tax 019161-002-000 - NONE @ 0.00 per 12 month(s) to 6/28/2024		
Title Charges & Escrow/Settlement Charges		
SETTLEMENT AGENT FEE: TITLE GUARANTY CO. OF LEWIS COUNTY	800.00	
SETTLEMENT AGENT FEE - Tax: TITLE GUARANTY CO. OF LEWIS COUNTY	65.60	
Processing Fee: TITLE GUARANTY CO. OF LEWIS COUNTY	50.00	
Escrow Fee Coupon Credit: TITLE GUARANTY CO. OF LEWIS COUNTY		50.00
CertifID - Wire Fraud Protection: TITLE GUARANTY CO. OF LEWIS COUNTY	10.00	
Work Charge: TITLE GUARANTY CO. OF LEWIS COUNTY	200.00	
Government Recording and Transfer Charges		
Deed Recording Fee: Title Guaranty Co. Of Lewis County	305.50	
Mortgage Recording Fee: Title Guaranty Co. Of Lewis County	350.50	
E-Recording Fee: Title Guaranty Co. Of Lewis County	20.00	
Miscellaneous		
Homeowner's Insurance: TBD		
	Debit	Credit
Subtotals	701,809.75	565,050.00
Due From Borrower		136,759.75
Totals	701,809.75	701,809.75

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize the TITLE GUARANTY CO. OF LEWIS COUNTY to cause the funds to be disbursed in accordance with this statement.

CHEHALIS RIVER BASIN FLOOD

Jessi Cox, Escrow Officer

THIS IS AN ESTIMATED CLOSING STATEMENT - FIGURES ARE SUBJECT TO CLOSE