

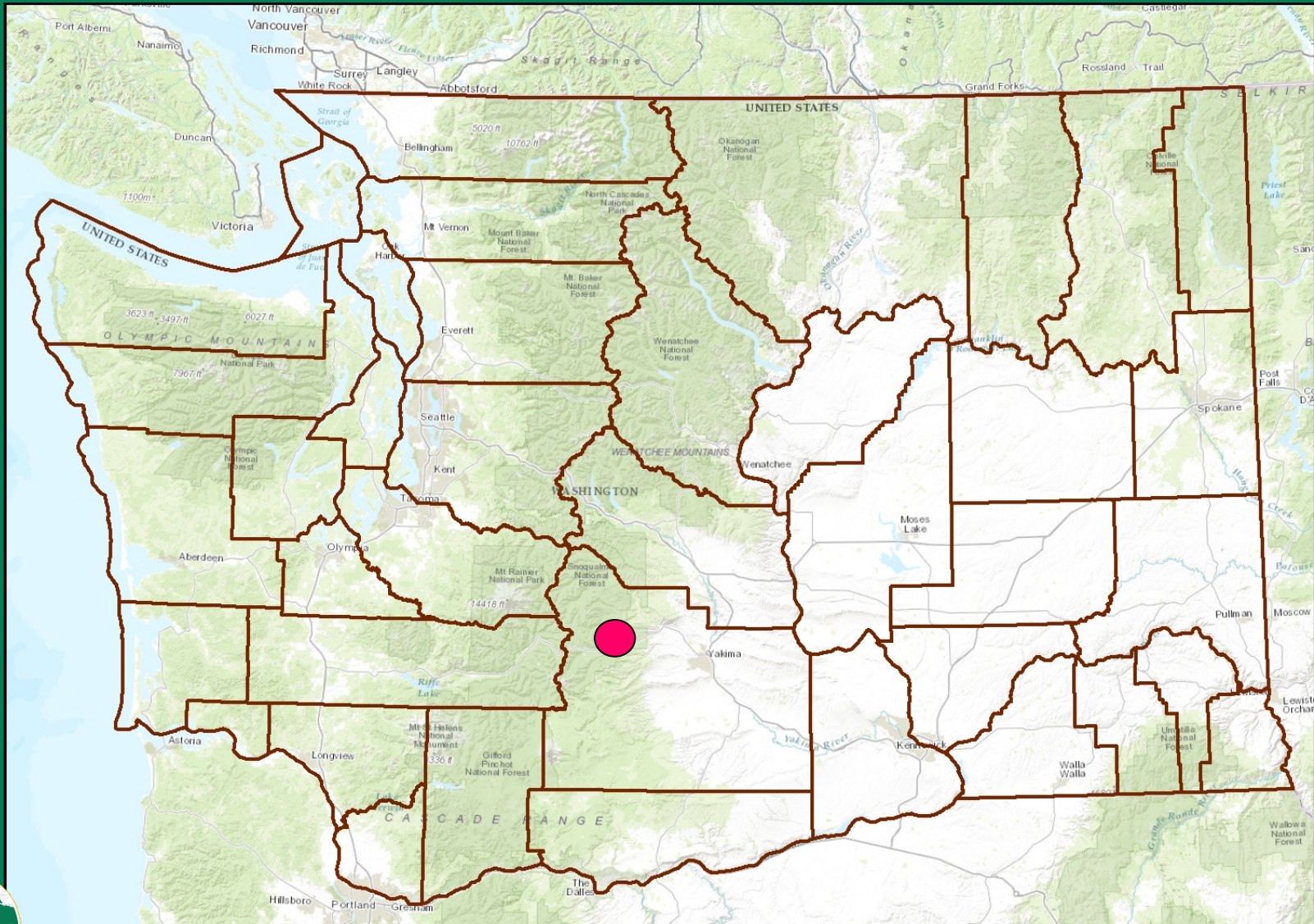
# 5. Land Transactions

Karen Edwards  
Real Estate Manager, Wildlife Program



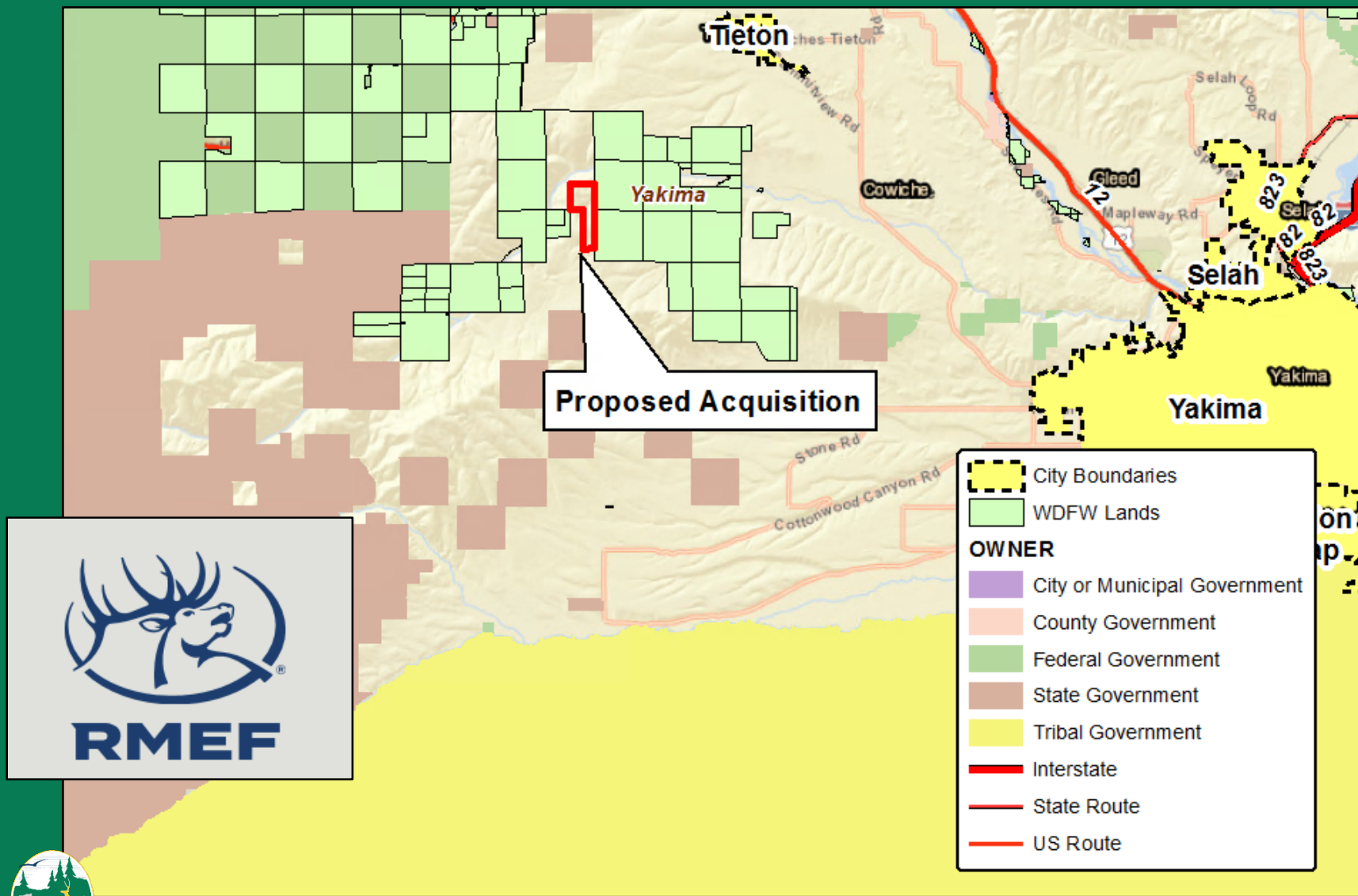
# Proposed Acquisition - Cowiche Watershed

## 290(+/-) Acres - Yakima County



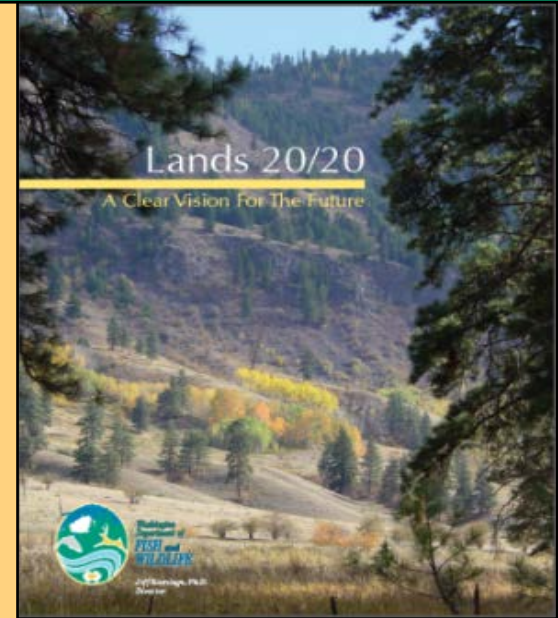
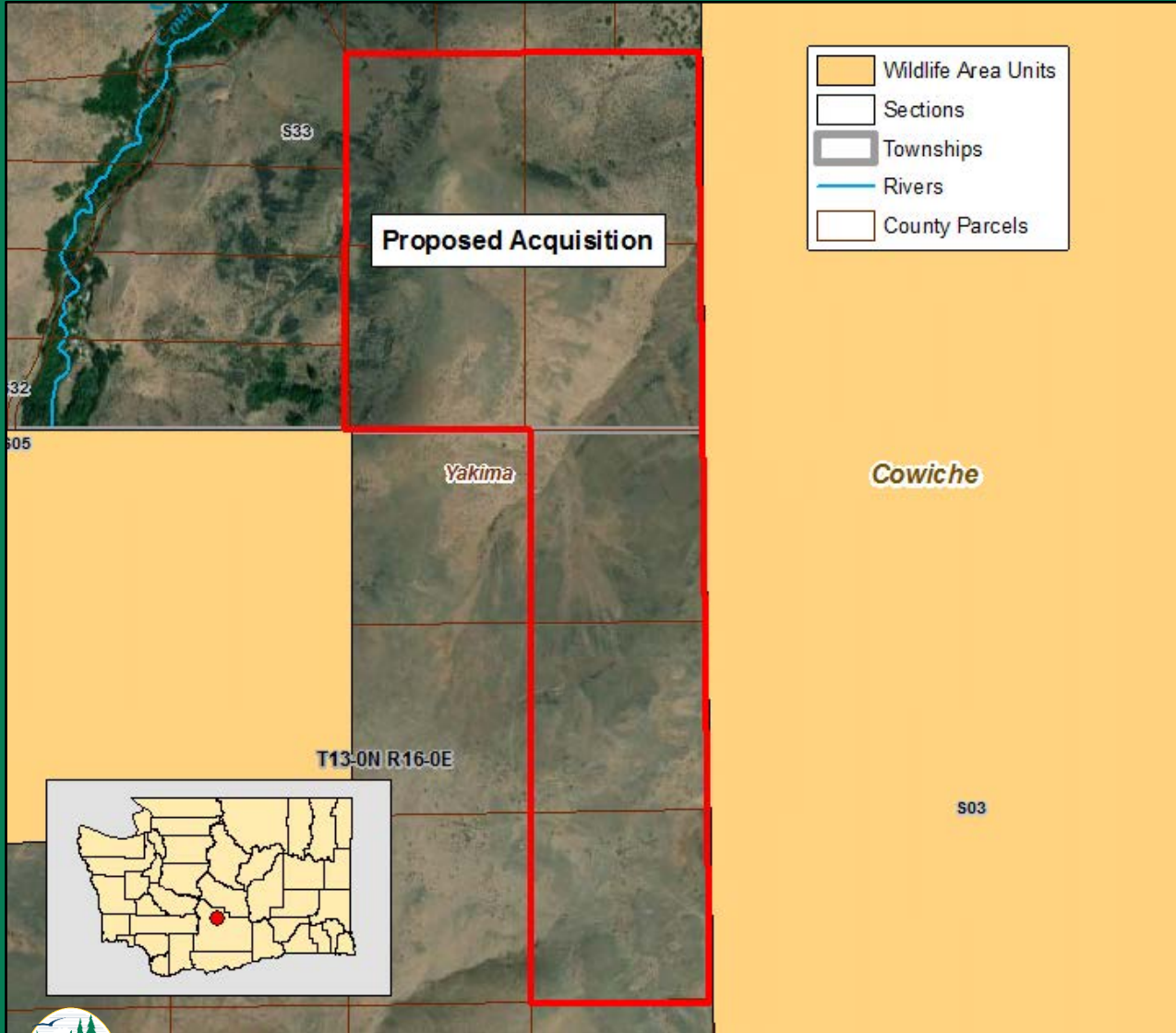
# Proposed Acquisition - Cowiche Watershed

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• **Appraised Value**  
**\$220,000**



# Proposed Acquisition - Cowiche Watershed

## 290(+/-) Acres - Yakima County



# Fee-Title vs Conservation Easement

## Fee-Title

- Full property ownership
- Requires BLA/segregation if portion of land is acquired
- Allows for public access, often required by funder
- Takes property off county tax role
- O&M incurred by WDFW

## Conservation Easement

- Conservation interest in all or portion of land
- Underlying ownership, subject to CE, including O&M
- Keeps on county tax role
- Required regular monitoring
- Risk of violations
- No public access



# Fee-Title vs Conservation Easement

## Fee-Title

Buying the entire bundle of sticks.



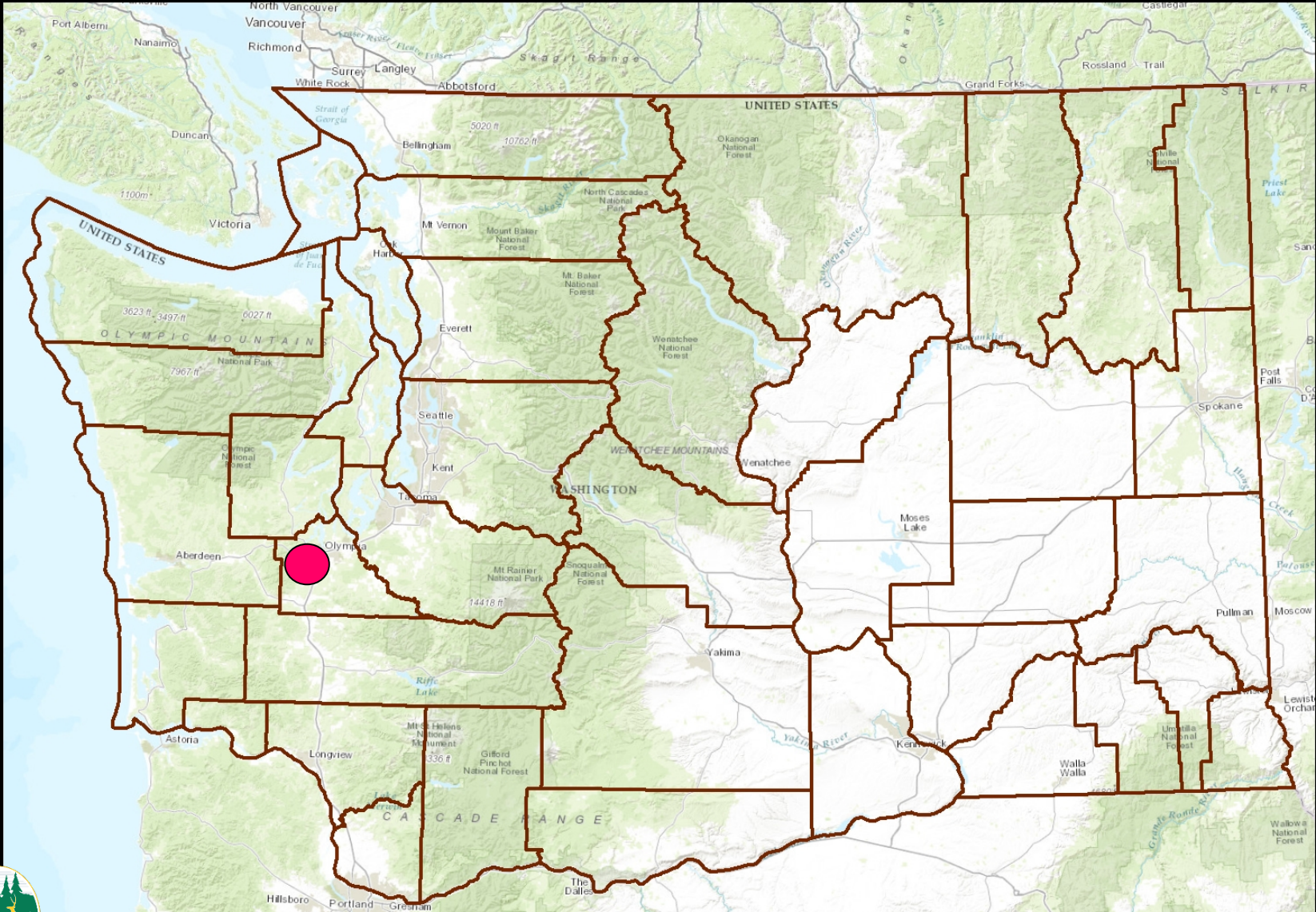
## Conservation Easement

Buy the sticks necessary to meet the purpose.



# Proposed Conservation Easement – Oregon Spotted Frog

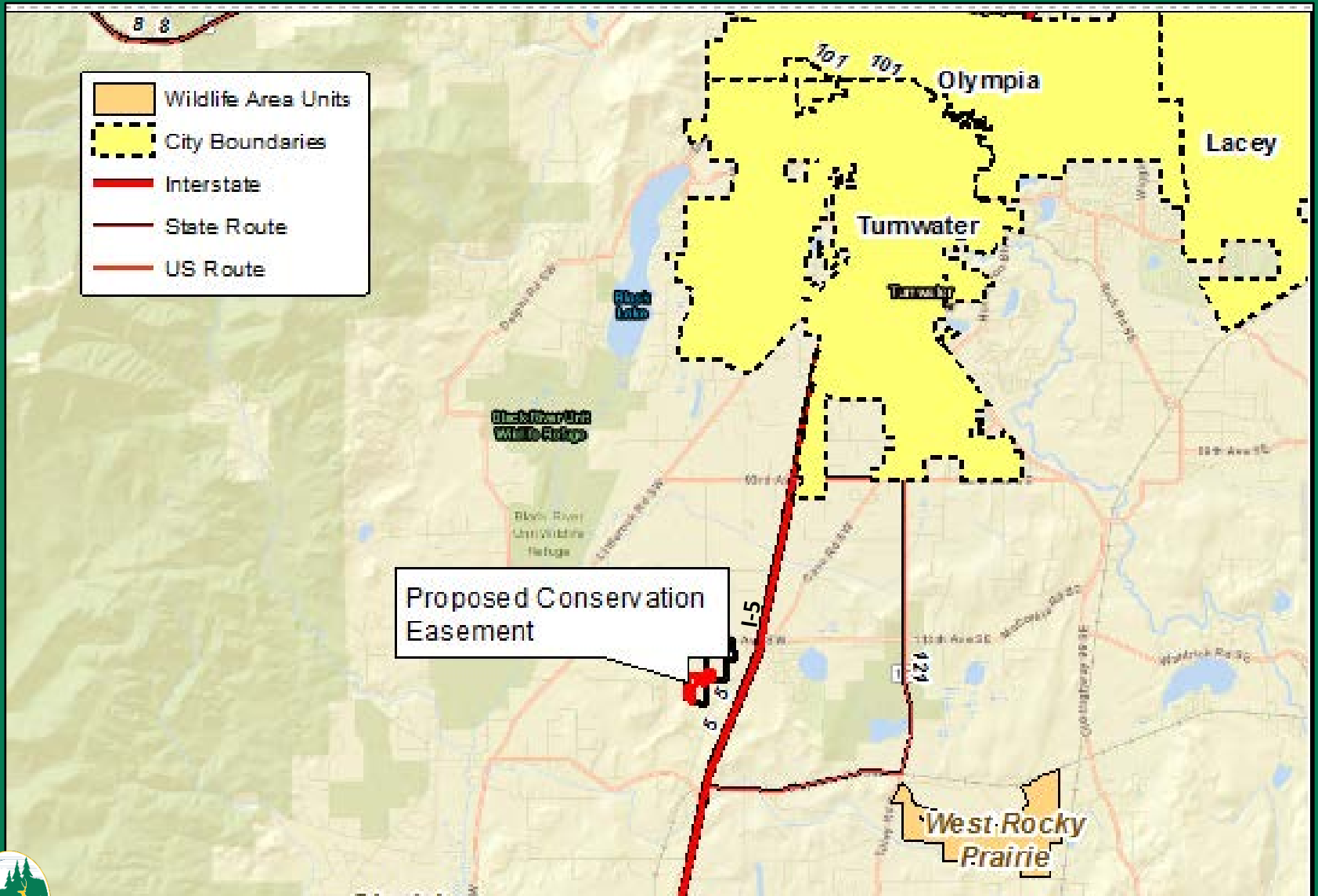
## 34 (+/-) Acres - Thurston County





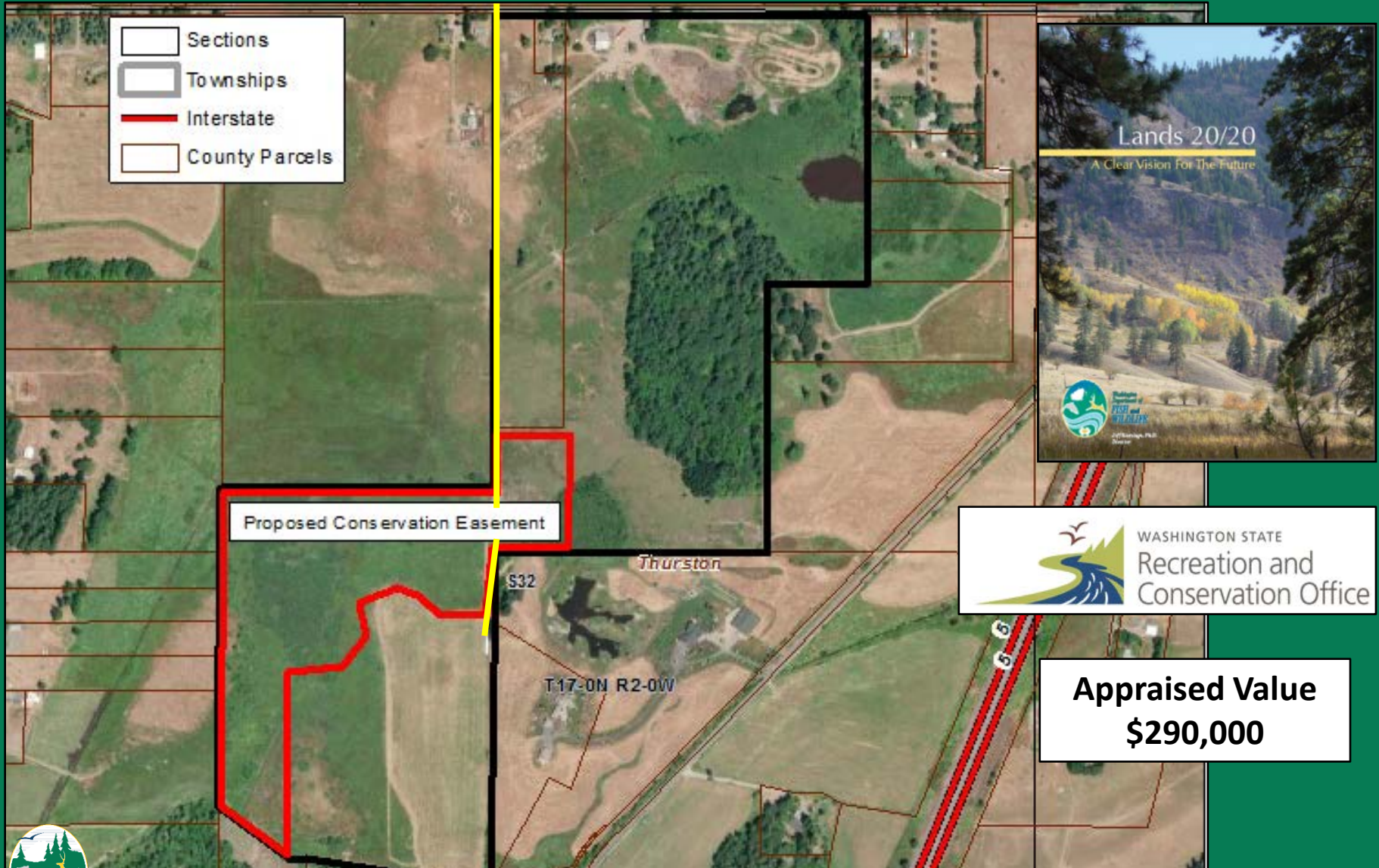
# Proposed Conservation Easement – Oregon Spotted Frog

## 34 (+/-) Acres - Thurston County



# Proposed Conservation Easement – Oregon Spotted Frog

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## 34 (+/-) Acres - Thurston County





# Questions?