

OPEN SPACE TAXATION AGREEMENT
RCW 84.34

8011180038

(TO BE USED FOR "OPEN SPACE" OR "TIMBER LAND" CLASSIFICATION ONLY)

This Agreement between Robert H. Keller, Jr.
500 Wilson Ave., Bellingham, WA 98225
hereinafter called the "Owner", and Skagit County

hereinafter called the "Granting Authority".

RETURN: Planning Dept
SKAGIT COUNTY
RCW 84.34

Whereas the owner of the following described real property having made application for classification of that property under the provisions of RCW 84.34:

Assessor's Parcel or Account Numbers: 083511-0-014-0101
Legal Description of Classified Land: See Attached

And whereas, both the owner and granting authority desire to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic and economic asset to the public, and both parties agree that the classification of the property during the life of this Agreement shall be for:

OPEN SPACE LAND TIMBER LAND

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

- (1) During the term of this Agreement, the land shall only be used in accordance with the preservation of its classified use.
- (2) No structures shall be erected upon such land except those directly related to, and compatible with the classified use of the land.
- (3) This Agreement shall be effective commencing on the date the legislative body receives the signed Agreement from the property owner, and shall remain in effect for a period of at least ten (10) years.
- (4) This Agreement shall run with the land described herein and shall be binding upon the heirs, successors and assigns of the parties hereto.
- (5) Withdrawal: The land owner may withdraw from this Agreement if after a period of eight years the land owner makes a withdrawal request, which request is irrevocable, to the assessor. Two years from the date of that request the assessor shall withdraw the land from the classification, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
- (6) Breach: After land has been classified and an Agreement executed, any change of use of the land, except through compliance with items (5) or (7) of this Agreement, shall be considered a breach of this Agreement, and subject to applicable taxes, penalties and interest as provided in RCW 84.34.080 and 84.34.108.
- (7) A breach of Agreement shall not occur and the additional tax shall not be imposed if the removal of designation resulted solely from:
 - (a) Transfer to a government entity in exchange for other land located within the State of Washington;
 - (b) A taking through the exercise of the power of eminent domain, in anticipation of the exercise of such power;
 - (c) Sale or transfer of land within two years after the death of the owner of at least fifty percent interest in such land.
 - (d) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
- (8) The county assessor may require classified land owners to submit pertinent data regarding the use of the land, and such similar information pertinent to continued classification and appraisal of the land.

FORM REV 64 0022 (3-75)

8011180038

Official Records
VOL 422 PAGE 411

This Agreement shall be subject to the following conditions:

1. The owner shall agree to allow reasonable public access for the purpose of recreational activities commensurate with the area, except that the owner may restrict the land from camping, motor vehicles, and hunting.
2. Signs shall be posted in conspicuous locations which state that the property is designated Open Space under agreement # _____ and is available for public access for recreational purposes.
3. No "Keep Out" or similar signs shall be posted on the property.

It is declared that this Agreement contains the classification and conditions as provided for in RCW 84.34 and the conditions imposed by this Granting Authority.

Granting Authority:

Dated October 29, 1980

City or County

Chairman, Board of County Commissioners

Title

As owner(s) of the herein described land I (we) indicated by my (our) signature(s) that I (we) are aware of the potential tax liability and hereby accept the classification and conditions of this Agreement.

Dated Nov. 11, 1980

Robert H. Keller, Jr.
Owner(s)

(Must be signed by all owners)

Subscribed and sworn to before me this 11th day of November, 1980

James P. Mains
Notary Public

Date signed Agreement received by Legislative Authority _____

Prepare in triplicate with one completed copy to each of the following:

Owner(s)
Legislative Authority
County Assessor

Official Record

VOL 422 PAGE 412

4. Description of the real estate with respect to which this policy is issued

The Easterly $\frac{1}{2}$ of the following described property:

That portion of the Southeast $\frac{1}{2}$ of Section 8, Township 35 North, Range 11, East W.M. lying South of the Cascade Highway and North of the Cascade River, EXCEPT the following described tract:

Beginning at the Southeast corner of Government Lot 1 in said Section 8; thence North along the East line thereof to the South line of the Cascade Highway; thence Westerly along the South line of said highway to the North line of said Government Lot 1; thence West along said North line to a point 200 feet West of the North and South centerline of said Government Lot 1; thence North to the South line of the Cascade Highway; thence Westerly along the Cascade Highway 820 feet; thence South to the South line of Government Lot 2 in said Section 8; thence East along the South line of Government Lot 2 and Government Lot 1 to the point of beginning.

ALSO, EXCEPT that portion, if any, of the remainder of said property lying East of an existing fence line located 960 feet, more or less, East of the North and South centerline of said Section 8.

Situate in the County of Skagit, State of Washington.

EXCLUSION: DESCRIPTION

Excluded from Open Space classification is one acre containing a building on the property.

This acre is located at a point beginning on the Cascade River 960 feet, more or less, East of where the River intersects the North and South centerline of Sec. 8 Twp 35 R.11, and extends North 209 feet, then West 209 feet, then South 209 feet, and then East 209 feet to point of beginning.

8011180038

Official Records
VOL 422 PAGE 413