

8012120029

Assessor's File No. 29  
Board's Application No.

APPLICATION FOR CLASSIFICATION AS FARM AND AGRICULTURAL LAND  
FOR CURRENT USE ASSESSMENT UNDER CHAPTER 84.34 REVISED CODE OF WASHINGTON

FILE WITH COUNTY ASSESSOR

Name of applicant GARNER EKSTRAN and MARJORIE A. EKSTRAN, and  
W.K. PAULUS and RICHARD S. SPRAGUE, as Trustees under Phone 766-6193  
Trust Agreement dated April 29, 1977, each as to one-half interest  
Address P. O. Box 919, Bow, WA 98232  
Property location Bayview Edison Road, Bow, Skagit County, Washington

Ekstran Paulus & Sprague

1. Interest in property:  Fee Owner  Contract Purchaser  Other (Describe) 1/2 interest each  
2. Assessor's parcel or account number: 193503-1-005-0008; 193503-0-005-0000; 193503-4-002-0005  
and 193503-4-003-0004

Legal description of land to be classified: North 30 feet of that part of S 1/2 of Gov. Lot 3,  
lying E. of the LaConner Samish Road No. LXIV; also the SW 1/4 of the NE 1/4; the N 1/2 of the  
NW 1/4 of the SE 1/4 and the North 30 feet of the W. 50 feet of the S 1/2 of the NW 1/4 of the  
SE 1/4, all in Section 19, Township 35 North, Range 3 E. W.M.

3. Acreage  
Total in application 80.72 Cultivated \_\_\_\_\_ Grazed 60 will be cleared to  
Farm woodlot \_\_\_\_\_ Is grazing land cultivated?  Yes  No be grazed

4. List property rented to others which is not affiliated with agricultural use and show the location on the map.  
none

5. Is this land subject to a lease or agreement which permits any other use than its present use?  Yes  No. (If yes, attach a copy of the lease or agreement)

6. Describe the present current use of each parcel of land that is the subject of this application.  
land is wooded and is being cleared; to be cultivated and planted in grass for  
cattle grazing

7. Describe the present improvements on this property (building, etc.)  
none

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8. Attach a map of the property to show an outline of the current use of each area of the property such as: Livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.  
Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

9. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land b and c). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year	1975	1976	1977	1978	1979	Ave.
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	0	0	0	0	0	0
List the annual gross income per acre for the last five (5) years	0	0	0	0	0	0
If rented or leased, list the annual gross rental fee for the last five (5) years	0	0	0	0	0	0

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NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

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FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) Land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
- (b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands."

Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34

1. Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer on or before April 30 of the following year. The amount of such additional tax shall be equal to:
  - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
  - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest and penalty specified in (1) above, shall not be imposed if the removal 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, or sale or transfer to an entity having 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 a 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.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34.

I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me this 1st

day of October 1980

Notary Public in and for the State of Washington

Residing at Bow

OWNER(S) OR CONTRACT PURCHASER(S)

W. K. BAULUS  
Richard S. Sprague  
RICHARD S. SPRAGUE, Trustees under Trust Agreement dated 4-29-77

GARNER EKSTRAN  
MARJORIE A. EKSTRAN (EKSTRAN 98-30-125)

SUBSCRIBED AND SWORN TO before me this 1st day of Oct. 1980

FOR ASSESSORS USE ONLY

8012120029

Date application received October 31, 1980

Amount of fee collected \$ 30.00

Application was:  Approved  Approved in part  Denied

Owner notified on

Fee returned?  Yes  No

Auditors File Number #

Date

By Notary Public in and for the State of Washington, residing at Bow

Date 11/1/80  
Official Record

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