

8602280023

CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.34 RCW

Assessor's File No. 23
Board's Application No.

FILE WITH COUNTY ASSESSOR

SKAGIT COUNTY

Tax Code 313404-2-002-0003 Account Numbers: 303404-0-004-0006 303404-0-006-0004 303404-0-009-0001 303404-0-007-0003 303404-0-002-0008	NOTICE OF APPROVAL OR DENIAL ☐ Application Approved ☐ Application Denied ☐ All of Parcel ☐ Portion of Parcel Date _____, 19____ Owner Notified on _____, 19____ Fee Returned ☐ Yes ☐ No Date _____, 19____ Assessor or Deputy Signature _____ Auditor File Number _____ Date _____, 19____ APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the Board of County Commissioners or other county legislative authority.
Applicant(s) Name and Address Alf. Christianson Seed Co. P. O. Box 98 Mount Vernon, WA 98273	

1. Legal description of land See attached legal description
2. Acreage: Cultivated 92 Irrigated acres 92 Dry acres _____
Crazed _____ Is grazing land cultivated? ☐ Yes ☐ No
Farm woodlots _____
Total acreage 92
3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.
N/A
4. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No
5. Describe the present current use of each parcel of land that is the subject of the application.
Cultivated row crops.
6. Describe the present improvements on this property (buildings, etc.)
Underground irrigation, concrete storage tank
7. 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.
8. 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 | 19____ | 19____ | 19____ | 19____ |
|---|--------|--------|--------|--------|
| List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.) | _____ | _____ | _____ | _____ |
| List the annual gross income per acre for the last five (5) years | _____ | _____ | _____ | _____ |
| If rented or leased, list the annual gross rental fee for the last five (5) years | _____ | _____ | _____ | _____ |

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

FORM REV 64 60244 (7-83)

8602280023

636 PAGE 586

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, 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuancy. The additional tax shall be the sum of the following:
 - (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 the 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 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.
 - (g) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(5g)).

AFFIRMATION

As owner(s) or contract purchaser(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 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 21st day of January

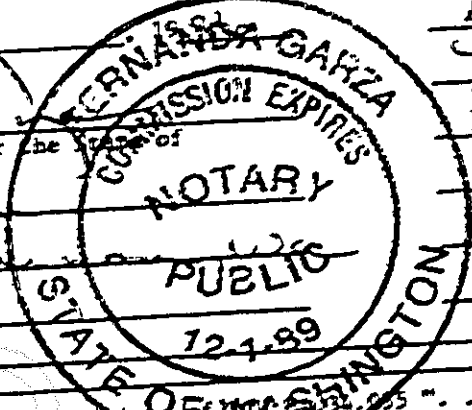
Signatures of all owner(s) or contract purchaser(s)

ALF. CHRISTIANSON SEED CO.

Kenneth G. Christianson
Kenneth G. Christianson

Notary Public in and for the State of

Residing at



(See WAC 458-30-125)

ASSESSOR: In accordance with the provisions of RCW 84.34.020, the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property. Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor and have auditor return original to land owner. Duplicate is to be retained by the assessor.

Fee Collected \$ 30.00

FOR ASSESSORS USE ONLY

Date January 21, 1986

Policy Forms

SCHEDULE C

Order No. 17905

The land referred to in this policy is situated in the State of Washington
County of Skagit

and is described as follows:

Parcel "A"

That portion of the East 832 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that existing County Road known as the Kimble Road No. XCV. EXCEPT the following described tracts:

1. Beginning at the West quarter corner of said Section 30; thence North $1^{\circ}36'30''$ East along the West line of said section 30, a distance of 1387.43 feet to a point on the centerline of that county road known as the Kimble Road No. XCV; thence South $89^{\circ}57'21''$ East along the centerline of said county road, a distance of 498.80 feet to the true point of beginning of this description; thence continuing South $89^{\circ}57'21''$ East along the centerline of said county road a distance of 200 feet; thence South $2^{\circ}01'24''$ West a distance of 150 feet; thence North $89^{\circ}57'21''$ East a distance of 200 feet; thence North $2^{\circ}01'24''$ East a distance of 150 feet to the true point of beginning of this description.

2. Beginning at the West quarter corner of said Section 30; thence North $1^{\circ}36'30''$ East, along the West line of said Section 30, a distance of 1387.43 feet to a point on the center line of the County Road; thence South $89^{\circ}57'21''$ East along the center line of said County Road, a distance of 890.39 feet to the true point of beginning of this description; thence South $2^{\circ}01'24''$ West 230 feet; thence North $89^{\circ}57'21''$ West 220 feet; thence North $2^{\circ}01'24''$ East 80 feet, more or less, to the South line of a tract conveyed to W.L. Williamson et ux by deed dated October 25, 1968, recorded April 7, 1972 under Auditor's File No. 766685; thence South $89^{\circ}57'21''$ East 28.41 feet, more or less, to the Southeast corner of said Williamson tract; thence North $2^{\circ}01'24''$ East along the East line of said Tract 150 feet to the centerline of the aforementioned County road; thence South $89^{\circ}57'21''$ East along the centerline of said road 191.59 feet, more or less, to the true point of beginning.

Together with a non-exclusive easement to construct, maintain and repair a 10 inch pipeline, the same to be buried at a depth of not less than 30 inches on the strip of land described as follows:

Beginning at the West quarter corner of said section 30; thence North $1^{\circ}36'30''$ East, along the West line of said section 30, a distance of 1387.43 feet to a point on the center line of the county road; thence South $89^{\circ}57'21''$ East, along the center line of the county road, a distance of 996.89 feet to the true point of beginning of this description; thence continuing South $89^{\circ}57'21''$ East, along the center line of the County Road, a distance of 60 feet; thence North $0^{\circ}30'24''$ East a distance of 610.13 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington;

8602280023

CONTINUED

VOL 636 PAGE 588

Schedule C Continued:

Order No. 17905

thence South $81^{\circ}53'03''$ West, along the South line of said dike right of way, a distance of 60.69 feet; thence South $0^{\circ}30'24''$ West a distance of 601.52 feet, more or less, to the true point of beginning; EXCEPT the County Road along the South side thereof.

Parcel "B"

Government Lot 3, Section 30, Township 34 North, Range 4 East, W.M., EXCEPT the West 330 feet thereof.

Parcel "C"

The South $\frac{1}{4}$ of Government Lot 4; the Northeast $\frac{1}{4}$ of Government Lot 4 and the South 16.5 feet of the Northwest $\frac{1}{4}$ of Government Lot 4 all in Section 30, Township 34 North, Range 4 East, W.M.

ALSO, that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North along the West line thereof 20 feet; thence South 45° East to a point on the South line of said Section 20 feet East of the point of beginning; thence West to the point of beginning.

ALSO, the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 31, Township 34 North, Range 4 East, W.M.

8602280023

VOL 636 PAGE 589