

8805240016

CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.34 RCW

FILE WITH COUNTY ASSESSOR

Skagit

COUNTY

Tax Code

Account Numbers: 183304-0-053-0003 (2.43)
183304-0-048-0001 (1.01)

Applicant(s) Name and Address

Roy H. Anderson
1769 B McMurray Road
Mount Vernon, WA 98273

NOTICE OF APPROVAL OR DENIAL

☒ Application Approved ☐ Application Denied
☐ All of Parcel ☐ Portion of Parcel

Date May 16, 1988

Owner Notified on _____, 19__

Fee Returned ☐ Yes ☐ No Date _____, 19__Assessor or Deputy Signature
Paul J. Mahoney

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.

1. Legal description of land see attached description

LEGAL PART OF FARM ADJ. IN SEC 17, EXCESS 20 ACRES.
Sec 18 Twp 33 Rge 4

2. Acreage: Cultivated 3.44 (2.43 + 1.01) irrigated acres _____ Dry acres 3.44

Grazed _____

Is grazing land cultivated? ☐ Yes ☒ No

Farm woodlots _____

Total acreage _____

3. List the property rented to others which is not affiliated with agricultural use and show the location the

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.

Growing and harvesting grass hay to feed cow-calf herd that is pastured on farmland already in Open Space, farm and agricultural lands.

6. Describe the present improvements on this property (buildings, etc.)

Barn used for machinery storage

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 37	19 36	19 85	19 84	19 83	Average
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)						5 tons
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						

ADJ. IN S PROP 101
SECTION 17 EXCESS 20 AC.
P

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 0024 (7-83)

8805240016

VOL 758 PAGE 548

FARM AND AGRICULTURAL LAND MEANS EITHER:

- Land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
 - 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
 - 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

- 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 Continuity. The additional tax shall be the sum of the following:
 - 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
 - Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
 - 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.
- The additional tax, interest and penalty specified in (1) above shall not be imposed if the removal resulted solely from:
 - Transfer to a government entity in exchange for other land located within the State of Washington.
 - 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.
 - Sale or transfer of land within two years after the death of the owner of at least fifty percent interest in such land.
 - 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.
 - 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.
 - Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (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 29th

day of December, 1987

Pamela Sue Barnes
Notary Public in and for the State of

Washington

Residing at Burlington

notary commission expires 6-16-89

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

Ray A. O. Orlerson
Mary Anne Lindstrom

(See WAC 458-30-125)

ASSESSOR: In accordance with the provisions of RCW 84.34.035 "... 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 \$ 2.00

FOR ASSESSORS USE ONLY

Date December 29, 1987

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; Section 18, Township 33 North, Range 4 East of W.M., lying southeasterly of the old Pacific Highway, East of Kayton's Slough, and West of the following described line:

Beginning 484.5 feet west of the southeast corner of said Section; thence north 30 feet; thence North 6° 30' east for a distance of 695.5 feet; thence North 83° 10' west for a distance of 35.2 feet to the old Pacific Highway, EXCEPT all rights of way for ditches, roads and state highway and EXCEPT a tract described as follows: Commencing at the intersection of the West line of the said "old Pacific Highway" and the Northerly line of Kayton's Slough, thence Northerly along the East line of the said Pacific Highway 185 feet; thence at right angles, 150 feet; thence Southerly to a point on the North line of County Road which is 797.5 feet West of the East line of Section 18, Township 33 North, Range 4 East of the Willamette Meridian; thence Westerly along the said North line of said road to the Northerly bank of Kayton's Slough; thence Westerly along the said Northerly bank of said Slough to the point of beginning.

situated in the County of Skagit, State of Washington
January 22, 1948

QUITCLAIM DEED

732048-1

IN THE MATTER OF SR 5, MP 218.79 to MP 222.10, Conway Hill to Johnson Road.

THE STATE OF WASHINGTON, for and in consideration of a conveyance of other lands required for State highway purposes, hereby conveys and quitclaims unto ROY H. ANDERSON and MARY CAMBY ANDERSON, husband and wife, all its right, title and interest, except as hereinafter set forth, in and to the following described property situated in Skagit County, State of Washington:

All that portion of the Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 33 North, Range 4 East, W.M., lying southeasterly of SR 530 (former SSH No. 1-E) and northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) LM 232+00 on the LM Center Line of SR 5, Conway Hill to Johnson Road, and 220 feet westerly therefrom; thence southwesterly in a straight line to a point opposite HES EH 25+20 on the EH Line and 150 feet northerly therefrom; and northerly of a line beginning at a point opposite HES 239+70.9 on the LM Center Line of SR 5 (PSH No. 1), Conway Jct. Vicinity, and 140 feet westerly therefrom; thence North 44°19'30" West 564.64 feet; thence South 81°21'00" West to the southeasterly margin of SR 530 (SSH No. 1-E); and southwesterly of a line beginning at a point opposite HES LM 232+00 and 220 feet westerly therefrom; thence northwesterly in a straight line to a point opposite HES 138+34 on the F4 Line distant 30 feet southeasterly therefrom; said point being also the Southeast margin of SR 530 (SSH No. 1-E). Excepting from the above described tract that portion lying southwesterly of a line beginning at the intersection of the East Line of SR 530 (SSH No. 1-E) and the northerly line of Kayton's Slough; thence northerly along the East line of said highway 185 feet to the true point of beginning of this line; thence southeasterly at right angles 150 feet to a point and the end of this line.

EXCEPT that the grantees herein, their heirs, successors or assigns, shall have no right of ingress and egress to, from and between said SR 5, Conway Hill to Johnson Road, and the lands herein conveyed; nor shall the grantees herein, their heirs, successors or assigns, be entitled to compensation for any loss of light, view and air occasioned by the location, construction, maintenance or operation of said highway.

The excess right of way herein conveyed contains an area of 2.43 acres, more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the Office of

Official Records
VOL 37 PAGE 767

8805240016

Page 1 of 2 Pages

VOL 758 PAGE 551