

COVER SHEET

KATHY HILL
SKAGIT COUNTY AUDITOR

9705270074

'97 MAY 27 P2:28

RETURN TO:

Skagit County Assessor

RECORDED _____ FILED _____
REQUEST OF _____

Assessor

DOCUMENT TITLE(S) (or transactions contained herein):

Open space Taxation Agreement

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

|| ADDITIONAL REFERENCE NUMBERS ON PAGE _____
OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Skagit County Assessor
- 2.
- 3.
- 4.

|| ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Leon and Sheila Gifford
- 2.
- 3.
- 4.

|| ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: L.e., lot, block, plat or quarter, quarter, section, township and range):

Ptn in NE 1/4 of Sec 23, Twp 35, Rge 10

|| ADDITIONAL LEGAL(S) ON PAGE ^{4, 5}₆ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P45974, P45514, P109271.

|| TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

9705270074

BK1666PG0172

OPEN SPACE TAXATION AGREEMENT
RCW 84.34

Reso #16119

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

This Agreement between LEON GIFFORD

hereinafter called the "Owner", and SKAGIT COUNTY

hereinafter called the "Granting Authority".

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: 351023-0-001-0009; 0-043-0009; 1-001-0300

Legal Description of Classified Land: See attachment "A"

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 as 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.
 - (g) 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)).
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.

VOL. 83 PAGE 25 2



This Agreement shall be subject to the following conditions:

1. Applicant shall comply with the FOREST Stewardship Plan prepared by Al Craney for this property (attachment "B")
2. At the time of harvest, applicant shall comply with all requirements of the Department of NATURAL Resources regarding harvest of timber.

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.

Dated April 16, 1996

Granting Authority:

Les W Anderson ^{shw BR}
 City or County
 CHAIRMAN, SKAGIT COUNTY
 BOARD OF 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 hereby accept the classification and conditions of this Agreement.

Dated 5/1/96

Leon T. Lifford Leon T. Lifford
 Owner(s)
Sheila G. Lifford Sheila G. Lifford
 (Must be signed by all owners)

Date signed Agreement received by Legislative Authority MAY 3, 1996

Prepare in triplicate with one completed copy to each of the following:
 Owner(s)
 Legislative Authority
 County Assessor

9705270074

BK 1666 PG 0174

VOL 83 PAGE 420 3

PROPERTY ID: P45814
 TAX ACCT NO: 551027
 SITS: 1
 LEVY CODE: 3400
 COMMENTS: 3400 ACRES 9.33

GIFFORD LEON T
 P O BOX 304
 GILBERT, WA 98325

DATE PRINTED: 05/27/97
 LAST NOTICES: 08/31/94
 LAST APPRAISAL: 04/15/94
 APPRAISER: (U)

LAND USE CODE: 20 (C, S, V, A, G, U)
 NEVAL AREA: 330
 IMPROVEMENT: 920 (1997)
 LAND: 59200
 TOTAL: 59200

CLASS: EX

YEAR	IMPROVEMENT	LAND	ASSESSED	CLASS	EX
1997		0	59200	59200	0
1994		0	59200	59200	0
1992		0	59200	59200	0
1991		0	59200	59200	0
1987		0	59200	59200	0

RECORD # ROLLID STATUS DECCO DECDATE FNLVMT

ELEMENT CODE DESCRIPTION

FOUNDATION
 EXTERIOR WALL
 ROOF COVER
 ROOF STYLE
 FLOORING
 INTERIOR
 PLUMBING
 HEATING
 FIREPLACE
 INT COMPONENT
 ELEC COMPONENT
 ELECTRIC
 BEDROOMS
 SHAPE
 ADD FACTOR 1
 ADD FACTOR 2
 TOTAL REPL
 COST NEW

WFOG: COAL
 BDC: CLASS

APPROVE TYPE DESCRIPTION WFOG: COAL BDC: CLASS AREA UNIT PRICE REPLACEMENT EFF YR COGO. DEFR COST/NEW AGE BLT

DESCRIPTION	LAND TYPE	LAND TABLE	VAL MTHO	UNITS TAXABLE	MKT RATES	ADJUSTMENTS
WOODDED/BRUSH	W	11	A	1.33A	5500	US\$6.85; EPF 140; FUP 80
WOODDED/BRUSH	W	11	A	0.9A	5500	US\$6.85; EPF 140; FUP 80
Total:						9.33A

MARKET VALUE: 52,300
 OS TABLE MTHO: 119
 OS MTHO: 119
 ASSESSED VALUE: 4,000

UNOFFICIAL DOCUMENT

PROPERTY ID: P102271
 TAX ACCT NO: 351823-1-001-0300
 STATUS: 0
 LEVY CODE: 3400
 COMMENTS: 3400 ACRES 16.26
 GIFFORD LEON T
 P O BOX 304
 CHESTER, VA 22603
 DATE PRINTED: 05/27/97
 LAST APPRAISAL: 11/19/96
 APPRAISER: JN, JM
 SEG: 0

LAND USE CODE: 920
 ZONING CODE: R2
 REVAL AREA: 740
 PROPERTY CODE: 11
 IMPROVEMENT: 1997, LAND
 TOTAL: 38600
 ASSESSED: 38600
 CLASS: 920
 EX: 0

YEAR: 1997
 IMPROVEMENT: 0
 LAND: 38600
 ASSESSED: 38600
 CLASS: 920
 EX: 0

RECORD # ROLLID STATUS DECD DEC DATE FINAL MKT
 1997 1992
 ELEMENT CODE DESCRIPTION
 FOUNDATION
 EXTERIOR WALL
 ROOF COVER
 ROOF STYLE
 FLOORING
 INT FINISH
 PLUMBING
 HEATING
 FIREPLA
 MT COMPONENT
 EXT COMPONENT
 ELECTRIC
 BEDROOMS
 SHAPE
 ADD FACTOR 1
 ADD FACTOR 2
 TOTAL PER COST REW
 TOTAL LYG AREA
 TOTAL DEFRE
 DEFRE TABLE
 DISC CODE
 APPRA'S ACRES
 ZONING

REPLACEMENT EFF YR COND. DEPR
 COST NEW AGE BLT
 LIMIT PRICE AREA DIMENSION MKT
 ADJUSTMENTS
 MKT TOTAL ADJ 50
 MARKET VALUE 39,600
 OS MKT OS ASSESSED
 TABLE MTHD UNIT PRICE VALUE VALUE

DESCRIPTION LAND TABLE VAL UNITS TAXABLE MKT
 L0000/ESUSH U 11 A 16.26A 4000 US\$6 B5;PAC-79 ADJUSTMENTS
 Total 16.26A

9705270074

BK1066PGU177