

KATHY HILL  
SKAGIT COUNTY AUDITOR

COVER SHEET

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: Le., lot, block, plot or quarter, quarter, section, township and range):

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

*4,  
5+*

ADDITIONAL LEGAL(S) ON PAGE 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

BK 1566 PG 0172

**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 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 land-owner 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)).
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.

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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.

Granting Authority:

Ted W Anderson *sw/BK*  
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. Gifford Leon T. Gifford  
Sheila J. Gifford Sheila J. Gifford  
(Must be signed by all owners)

Date signed Agreement received by Legislative Authority MAY 3, 1996

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

Owner(s)  
Legislative Authority  
County Assessor

VOL 83 PAGE 4 CD 3

9705270074

BK 1666 PG 0174

PROPERTY ID	P45474	TAX ACCT NO.	151023 0-001-0009
STATUS	ROCKPORT CASCADE RD	DATE PRINTED	05/22/97
LEVY COOSHABLEOUNTAIS	COLLEMS 3415 1135 5.937	LAST NOTICES	05/05/95
		LAST APPRAISAL	04/05/94
S23 R10 S 200. OF GOV LOT 1			
Excep Tha 1 portion N, West			
of the East 108 feet			

**APPROVAL:**

**IMPROVEMENT:**

LAND: AUG VIEW, LCU EXAM: DATE FF: 04

PRICE AF\* TYPE

09/28/94 45000 9409300117 P

PERMITTING TYPE AMT ISSUED

COM

APPROVE TYPE DESCRIPTION

1.1 P Main Acc

1.2 HT Loft/Bonus Room

1.3 POR Porch

CLASS

F10

F10

F10

DIMENSION

11'0"

12'0"

12'0"

AREA

120

120

120

UNIT PRICE

449

223

223

REPLACEMENT COST NEW

87

87

87

EFF AGE

87

87

87

COND

87

87

87

DEFA

87

87

87

CASH		GIFFORD LEON T		DATE PRINTED		05/22/97		LAND USE CODE		190		IMPROVEMENT		1997	
		P O BOX 304		LAST NOTICES		01/05/95		CITY, STATE		1997		IMPROVEMENT		1997	
		64445441, WA 98225		LAST APPRAISAL		04/05/94		COUNTY CODE		11		IMPROVEMENT		1997	
				APPRAISER		04/05/94		REVAL AREA		11		IMPROVEMENT		1997	
								PROPERTY CODE		11		IMPROVEMENT		1997	
								EXEMPTION		11		IMPROVEMENT		1997	
								YEAR		LAND		ASSESSED		CLASS	
								1997		19500		38300		EX	
								1996		19500		39300		EX	
								1995		17000		39300		EX	
								1994		14000		31900		EX	
								1993		14000		31900		EX	
								1992		19500		57800		EX	
								1991		19500		57800		EX	
								1990		19500		57800		EX	
								1989		19500		57800		EX	
								1988		19500		57800		EX	
								1987		19500		57800		EX	
								1986		19500		57800		EX	
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								1935		19500		57800		EX	
								1934		19500		57800		EX	
								1933		19500		57800		EX	
								1932		19500		57800		EX	
								1931		19500					

PROPERTY ID:	12345678901234567890	CAPD:	GIFFORD LEON T	DATE PRINTED:	05/27/94	LAND USE CODE:	920	IMPROVEMENT:	1997
TAX ACCOUNT NO.:	12345678901234567890	STNUS:	P O BOX 304	LAST NOTICES:	08/31/94	CITY & STATE:	20 INC. NEW YORK	LAND:	0
LEVY CODE:	12345678901234567890	COMMENTS:	SALMAGUM, WA 98325	LAST APPRAISAL:	02/05/94	NEIGH. CODE:	11	REVAL AREA:	11
ACRES:	9.33			PROPERTY CODE:	11	PROPERTY EXEMPTION:			
SKETCH NOTES:				YEAR:	1997	IMPROVEMENT:	LAND	ASSESSED CLASS:	EX
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				1995	0	LAND	59200	LAND	0
				1994	0	LAND	59200	LAND	0
				1993	0	LAND	59200	LAND	0
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				1863	0	LAND	59200	LAND	0
				1862	0	LAND	59200	LAND	0
				1861	0				

PROPERTY ID: TAX ACCT NO: STATUS	CARD:  GIFFORD LEON T P O BOX 304 SHERRIDAN, WY 82101 SKETCH NOTES	DATE PERMITTED: LAST NOTICES: LAST APPRAISER: SEG	LAND USE CODE: 20' X 20' X 8' 20' X 9' X 9' 0' X 0' X 9' JH PROPERTY CODE: EXEMPTION	IMPROVEMENT: 1997 LAND 0 1997 LAND 386.00 TOTAL 386.00																																																																					
LEVY CODE: COMMENTS: 3400	ACRES: 16.26	YEAR: 1997 1996	LAND: 0	ASSESSED CLASS EX 386.00 920																																																																					
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REPLACEMENT COST/NEW				DEPR																																																																					
LAND TYPE	VBL UNITS TAXABLE	MKT RATE	OS TABLE	MARKET VALUE																																																																					
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Total: 16.26A 39,400																																																																									

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