

When Recorded Return to:

Assessor

KATHY HILL  
SKAGIT COUNTY RECORDER

9707080026

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RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

OPEN SPACE TAXATION AGREEMENT  
CH. 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Grantor(s) SKAGIT COUNTY  
Grantee(s) Kenneth R Coonc  
Legal Description See attachments "A" and "B"

Assessor's Property Tax Parcel or Account Number P15443  
Reference Numbers of Documents Assigned or Released \_\_\_\_\_  
This agreement between Kenneth R Coonc  
hereinafter called the "Owner", and SKAGIT COUNTY  
hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of CH 84.34 RCW.

And whereas, both the owner and granting authority agree 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 be used only 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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of 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, he or she files a request to withdraw classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.

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6. Breach: After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.
7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
  - (a) Transfer to a governmental 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 in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
  - (c) 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.
  - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.
  - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
  - (f) 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(5)(f)).
  - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. Reclassification as provided in Chapter 84.34 RCW.

This agreement shall be subject to the following conditions:

Applicant shall comply with the Timber  
Management Plan prepared for this  
property, a copy of which is attached  
to this document as ~~Exhibit B~~  
Attachment "C".

Kenneth R Coone

It is declared that this agreement specifies the classification and conditions as provided for in CH.84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property may be annulled or canceled at any time by the Legislature.

Dated JUNE 23, 1997

Granting Authority: SWA  
SA  
Harvey Wood  
 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 am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Kenneth R Coone  
 Owner(s)

Dated JUNE 30, 1997

(Must be signed by all owners)

Date signed agreement received by Legislative Authority

JUNE 1, 1997

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

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To inquire about the availability of this form in an alternate format for the visually impaired, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985.

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Attachment "A"

Description Of 10.28 AC Acct. No.330305-1-003-0420. P15443

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 33 NORTH, RANGE 3 EAST W.M., EXCEPT THE WEST 706.4 FEET THEREOF,  
AND EXCEPT THE SOUTH 163 FEET THEREOF.

ALSO, THE NORTH 200 FEET OF THE WEST 706.4 FEET OF THE NORTH 1/2 OF THE  
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3  
EAST W.M., EXCEPT COUNTY ROAD ALONG THE WEST LINE THEREOF.

SITUATED IN STAGIT COUNTY.

except 1 acre home site

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Description of 1AC parcel inside of P15443 10.28 parcel

That portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point 208.7 feet South and 706.4 feet East of the Northwest corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence East 208.7 feet;  
thence North 208.7 feet, more or less, to the North line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 208.7 feet;  
thence South 208.7 feet to the point of beginning.

Situate in the County of Skagit, State of Washington

Attachment "B"

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