When Recorded Return to:

Assessor

SKAST CP

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99 APR 21 A11:00

OPEN SPACE TAXATION AGREEMENT FILED CH. 84.34 RCW

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

Grantor(s) SKA617 (OUNTY	
Grantec(s) Wichael Houteners	
Legal Description Scattachment A	
Assessor's Property Tax Parcel or Account Number 238848	
Reference Numbers of Documents Assigned or Released	
This agreement between MICHAEL STORTROCK	
hereinafter called the "Oursell and Change	
hereinafter called the "Owner", and SYAGIT COUNTY	
hereinafter called the "Granting Authority"	

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

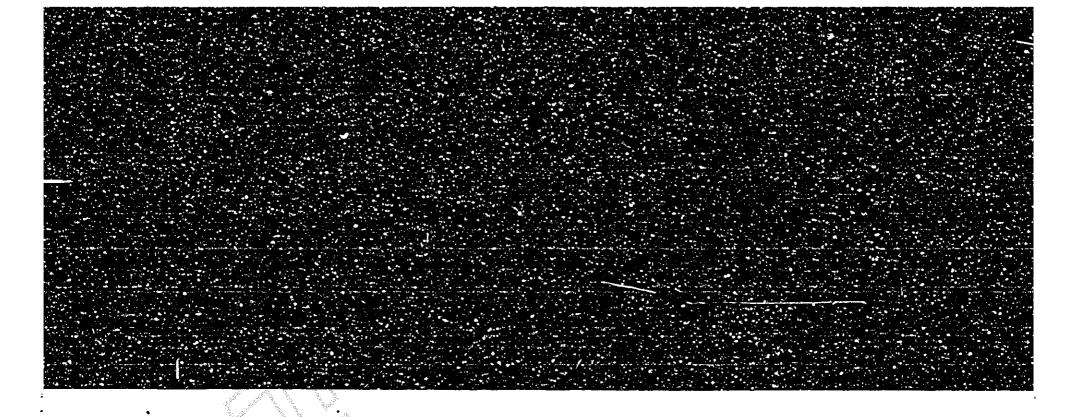
Timber Land

Now, therefore, the parties, in consideration of the mutual convenants 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 crected 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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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
- 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.

REV 64 0022-1 (01-06-97)

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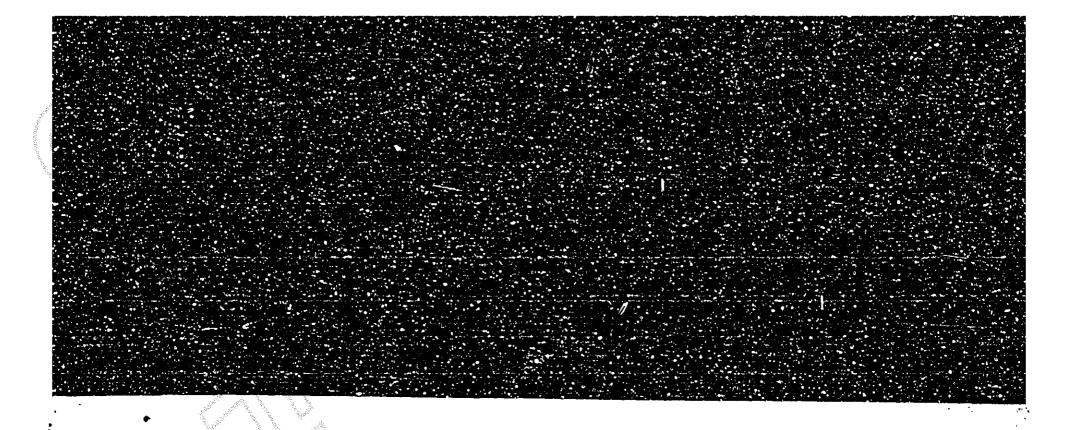
- 6. Breach: After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as 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 calarnity 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 84.34108(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 a

described in this agreement.		in a continuing are cultionity	of any parcel of land
9. Reclassification as provided in Cha	pler 84.34 RCW.	17:	<b>364</b>
This agreement shall be subject to the	following conditions:		-
1. Applicant shall	comply with to	rest Managemen	t Plan
- prepared by the	duson Forestry	Consultants, In	for
this property	<i></i>		
2. at time of h	rarvest, applic	aut shall comple	o with
all requiremen	ts of the Dep	artment of NATIO	241
Resources reggi	dina harmst	of timber	
	. ر ـ		
It is declared that this agreement speci conditions imposed by this Granting A annulled or canceled at any time by the		nditions as provided for in CH tax according to the use of the	84.34 RCW and the property may be
Dated MAPOLH 16, 1999	Grantin	ng Authority:	HW KNOW FH
	SKA	City or County BOARD Title	DF COMMISSIONERS
As owner(s) of the herein described lar liability and hereby accept the classific	nd I/we indicated by my/our sation and conditions of this a	signature(s) that I am/we are a second	ware of the potential tax
Daled 3-25th 6	99 El	esabeth M	Cook
Date signed agreement received by Leg	rislative Authority	(Must be signed by a	ll owners)
Prepare in triplicate with one complete		3/3/99 18: Owner, Legislative Auth	ority. County Assessor
DEV 64 0022.2 on oc oc		bility of this form in an alternat	

impaired, please call (360) 753-3217. Teletype (11Y) users may call (800) 451-7985.

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Skagit County Property ID: P38848
Tax Account Number: 350511-0-001-0024

Michael A. Stortroen & Elizabeth M. Cook purchased Tract 63 of Bacus Hill Survey described as the W1/2 NW1/4 NE1/4 of Section 11, Township 35 North, Range 5 East, W.M., Skagit County, containing 20+/- acres in 1990. The property address is 2661 West Elk Run Drive, Sedro Woolley, WA 98284. A mobile home is currently located on a 1 acre homesite. There are 19 acres growing a stand of merchantable native tree species. This acreage was logged about 1988 and has reforested naturally with Red Alder with scattered older native Maple and Red Cedar.

The goal of the owner is to retain the integrity of the property by maintaining a stand of trees. This will provide for wildlife habitat, watershed management and recreational activities. The object is to provide for a future return on the investment through good forest management.

The current Skagit County Zoning for the property is Secondary Forest. This means that one (1) single family home can be constructed on the property.

A one (1) acre homesite has been developed and a mobile home is located on the 1 acre homesite. The Homesite is described as follows: Beginning at the southeast corner of Tract 63 Bacus Hill Survey (W1/2 NW1/4 NE1/4), thence North 29 degrees 15 minutes 20 seconds West 310.6 feet to the True Point Of Beginning: thence North 21 degrees 9 minutes 9 seconds East 109.66 feet, thence North 17 degrees 7 minutes 2 seconds West 199.73 feet, thence South 68 degrees West 192 feet, thence South 22 degrees East 200 feet, Thence South 73 degrees 41 minutes 29 seconds East 127.44 feet to the True Point Of Beginning, containing 1.0 +/- acres, all in Section 11, Township 35 North, Range 5 East, W.M., Skagit County.