

When Recorded Return to:
Assessors office

SKAGIT

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RECORDED _____ FILED _____
REQUEST OF _____

OPEN SPACE TAXATION AGREEMENT

CH. 84.34 RCW

17365

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

Grantor(s) SKAGIT COUNTY
Grantee(s) Michael Stortroen
Legal Description See attachment "A"

Assessor's Property Tax Parcel or Account Number P38938

Reference Numbers of Documents Assigned or Released _____

This agreement between Michael Stortroen

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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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 assignees 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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BK 1977 PG 0603

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.

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This agreement shall be subject to the following conditions:

1. Applicant shall comply with Forest Management Plan prepared by Anderson Forestry Consultants, Inc. for this property.
2. At 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 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 MARCH 16, 1999

Granting Authority:

Led W. Anderson
 City or County
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.

Dated 3-25-99

Michael A. Horton
 Owner(s)
Elizabeth M. Cook
 (Must be signed by all owners)

Date signed agreement received by Legislative Authority

3/31/99

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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Skagit County Property ID: P38938
Tax Account Number: 350512-4-002-0018

Michael A. Stortroen & Elizabeth M. Cook purchased Tract 20 of Bacus Hill Survey described as the E1/2 NW1/4 SE1/4 except South 41 feet of the West 400 feet of E1/2 NW1/4 SE1/4 of Section 12, Township 35 North, Range 5 East, W.M., Skagit County, containing 19.62+/- acres in 1993. The property address is 2760 Bacus Road, Sedro Woolley, WA 98284. A mobile home is currently located on a 1 acre homesite. There are 18.62 acres growing a stand of merchantable native tree species. This acreage had a portion logged about 1988 and has reforested naturally with Red Alder with scattered older native Red Cedar and Hemlock.

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 20 Bacus Hill Survey (E1/2 NW1/4 SE1/4), thence North 54 degrees 14 minutes 36 seconds West 240.24 feet to the True Point Of Beginning; thence Due West 271 feet, Thence Due North 161 feet, thence Due East 271 feet, thence Due South 161 feet to the True Point Of Beginning, containing 1.0 +/- acres, all in Section 12, Township 35 North, Range 5 East, W.M., Skagit County.

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