


When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE


199909220006
Kathy Hill, Skagit County Auditor
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**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS
CHAPTER 84.34 RCW
SKAGIT COUNTY**

Grantor(s) Skagit County Assessor's Office

Grantee(s) Chuckluck Farms Inc.

Legal Description Ptn NW1/4 Sec. 22, Twp. 35, Rge. 4 as described on pg 2

O/S#135 AF#798998 1975

Assessor's Property Tax Parcel or Account Number Ptn 350422-0-002-0007 P37043

Reference numbers of Documents Assigned or Released O/S Vio#50-99

You are hereby notified that the current use classification for the above described property which has been classified as:

- ☐ Open Space Land
☐ Timber Land
☒ Farm and Agricultural Land

is being removed for the following reason:

- ☐ Owner's request
☐ Property no longer qualifies under CH. 84.34 RCW
☐ Change to a use resulting in disqualification
☒ Exempt Owner
☐ Notice of Continuance not signed
☒ Other For County Road Right of way. Threat of eminent domain. No back taxes due.

(state specific reason)

ATTACHMENT

LEGAL DESCRIPTION - PROPERTY ID NUMBER P37043

A PARCEL OF LAND FOR THE PURPOSE OF STREET RIGHT-OF-WAY ACQUISITION,
SITUATED WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE
NORTH 208.56 FEET ALONG THE WEST SECTION LINE OF SAID SECTION; THENCE EAST
208.6 FEET ON A LINE PARALLEL TO THE NORTH SECTION LINE OF SAID SECTION; THENCE
SOUTH 208.6 FEET ON A LINE PARALLEL WITH THE WEST SECTION LINE OF SAID SECTION;
THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 20 FEET AND THE WEST 20 FEET THEREOF AS CONVEYED TO SKAGIT
COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED JUNE 20, 1894 AND SEPTEMBER 23,
1896, UNDER AUDITOR'S FILE NOS. 19619 AND 25097, RESPECTIVELY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO RIGHTS, TITLES, EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF
RECORD OR WHICH ATTACHED THERETO BY OPERATION OF LAW; SAID ACQUISITION
PARCEL DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE
FILLET OF AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS
OF 50.00 FEET, WHICH ADJOINS AND IS TANGENT WITH THE NORTH RIGHT-OF-
WAY MARGIN OF COOK ROAD AND THE EAST RIGHT-OF-WAY MARGIN OF
DISTRICT LINE ROAD.



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PENALTY AND APPEAL

The property owner may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The appeal must be filed within 30 calendar days following the date this notice is mailed.

Upon removal of classification from this property, an additional tax shall be imposed equal to the sum of the following:

- 1) The difference between the property tax that was levied upon the current use value and the tax that would have been levied upon the fair market value for the seven tax years preceding removal in addition to the portion of the tax year when the removal takes place; plus
- 2) Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax would have been paid without penalty to the date of removal; plus
- 3) A penalty of 20% added to the total amount computed in 1 and 2 above, except when the property owner complies with the withdrawal procedure specified in RCW 84.34.070, or where the additional tax is not applied as provided in 4 (below).
- 4) The additional tax specified in 1 and 2 (above) shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a government entity in exchange for other land located within the State of Washington; or
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power; or
 - c) A natural disaster such as flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property; or
 - 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; or
 - e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - f) Acquisition of property interest by State 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) (farm homesite value).

Rinda S. White
County Assessor or Deputy

September 22, 1999

Date



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