

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



199911300124
Kathy Hill, Skagit County Auditor
11/30/1999 Page 1 of 3 3:04:05PM

**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) William H. Holtcamp

Legal Description Ptn in SE1/4 Sec. 22, Twp. 35, Rge 4 as described on pg 2

O/S#366 AF#751423 1973 & O/S#369 AF#751421 1973

Assessor's Property Tax Parcel or Account Number Ptns of P37130 & P37131 (no new acc # created)

Reference numbers of Documents Assigned or Released O/S Vio#61-99

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 Taken for Co. Rd ROW. No back taxes as taken through eminent domain.

(state specific reason)

EXHIBIT A

RIGHT-OF-WAY ACQUISITION

LEGAL DESCRIPTION - PROPERTY ID NUMBER P37130 and P37131

A PARCEL OF LAND FOR THE PURPOSE OF STREET RIGHT-OF-WAY ACQUISITION, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 25 FEET CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED JUNE 20, 1894 AND JULY 11, 1977 IN VOLUME 26 OF DEEDS, PAGE 783, AND UNDER AUDITOR'S FILE NO. 770941, AND EXCEPT THE AS-BUILT AND EXISTING COUNTY ROAD KNOWN AS COLLINS ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

P37130 - BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY SAID CORNER SITUATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 21.00 FEET; THENCE WESTERLY TO A POINT LYING 346.84 FEET WESTERLY OF SAID EAST LINE AND 28.00 FEET SOUTHERLY OF SAID SOUTH MARGIN; THENCE WESTERLY PARALLEL WITH SAID MARGIN TO THE WEST LINE OF SAID PROPERTY; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 28.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY AND SAID SOUTH MARGIN; THENCE EASTERLY ALONG SAID MARGIN TO THE POINT OF BEGINNING.

AND

P37131 - BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY SAID CORNER SITUATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF COOK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 28.00 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH MARGIN A DISTANCE OF 409.00 FEET; THENCE WESTERLY TO A POINT LYING 35.00 FEET SOUTHERLY OF SAID MARGIN AND 508.97 FEET WESTERLY OF SAID EAST PROPERTY LINE; THENCE WESTERLY TO A POINT LYING 37.00 FEET SOUTHERLY OF SAID MARGIN AND 758.96 FEET WESTERLY OF SAID EAST PROPERTY LINE; THENCE WESTERLY TO A POINT LYING 34.00 FEET SOUTHERLY OF SAID MARGIN AND 858.97 FEET WESTERLY OF SAID EAST PROPERTY LINE; THENCE WESTERLY TO A POINT LYING 40.00 FEET SOUTHERLY OF SAID MARGIN AND 1175.94 FEET WESTERLY OF SAID EAST PROPERTY LINE; THENCE WESTERLY PARALLEL WITH SAID MARGIN TO THE BEGINNING OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO A POINT OF CUSP AND THE EAST RIGHT-OF-WAY MARGIN OF COLLINS ROAD; THENCE NORTHERLY ALONG SAID EAST MARGIN TO THE SOUTH RIGHT-OF-WAY MARGIN OF COOK ROAD; THENCE EASTERLY ALONG SAID SOUTH MARGIN TO THE POINT OF BEGINNING.



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).

Ronda S. White
County Assessor or Deputy

November 30, 1999

Date

