

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



199912150084

Kathy Hill, Skagit County Auditor
12/15/1999 Page 1 of 3 12:25:54PM

**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) Morgan Turner Properties

Legal Description Tr 15 Plate 12 of Tide & Shorelands in Sec. 32, Twp. 35, Rge 2
as described on pg. 2 O/S#5 AF#789335 1975

Assessor's Property Tax Parcel or Account Number P33479 350232-0-022-0003

Reference numbers of Documents Assigned or Released O/S Vio#67-99

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 Being purchased by State of Washington a tax exempt agency,
no back taxes due.

(state specific reason)

UNOFFICIAL DOCUMENT

That portion of Tract 15, "Plate No. 12, Tide and Shorelands of Section 32, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the recorded plat thereof on file in the office of the commissioner of Public Lands in Olympia, Washington described as follows:

Commencing at the initial point of said Tract 15; thence South 21 degrees 19' East along the Westerly line of said Tract 15, a distance of 316 feet; thence South 29 degrees 05' East along said Westerly line of said Tract 15, a distance of 202.5 feet; thence South 30 degrees 03' East along said Westerly line of said Tract 15, a distance of 195 feet to the true point of beginning of this description; thence South 89 degrees 33' East to the East line of said Tract 15; thence South 14 degrees 22' West along the Easterly line of said Tract 15 to the Southeast corner thereof; thence North 89 degrees 22' West along the South line of said Tract 15, a distance of 1444 feet to the Southwest corner of said Tract 15; thence North 15 degrees 48'



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).



County Assessor or Deputy

December 15, 1999

Date



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Kathy Hill, Skagit County Auditor