

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



200001040006

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) Ray and Elsie Johnson

Legal Description Ptn of S1/2 of Sec. 25, Twp. 35, Rge. 9 as described on pg 2
O/S#593 & 595 AF#763556 1973

Assessor's Property Tax Parcel or Account Number P44649 & Ptns of P44646 & P44647

Reference numbers of Documents Assigned or Released O/S Vio#1-2000

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 sold to tax exempt agency qualifying per RCW 84.34.210.
64.04.130 & 84.34108 (5) (E) No back taxes due.

(state specific reason)

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Those portions of Government Lots 1 and 2 in Section 25, Township 35 North, Range 9 East, W.M., lying Southerly of the following described line:

Beginning at the Northwest corner of said Government Lot 2; thence North 88 degrees 46' 38" East along the North line of said Government Lot 2, for a distance of 640.80 feet to a point in an existing fence; thence the following courses and distances along said existing fence:

South 19 degrees 08' 22" West, 385.42 feet; South 70 degrees 25' 07" East, 678.96 feet; North 34 degrees 53' 52" East, 56.30 feet; North 24 degrees 26' 13" East, 257.12 feet to an angle point in said existing fence; thence North 61 degrees 31' 46" East towards an end-of-fence, for a distance of 52.97 feet to the centerline of an existing access road and a point hereinafter referred to as Point "X"; thence continuing North 61 degrees 31' 46" East, 52.96 feet to said end-of-fence; thence the following courses and distances along an existing fence:

South 63 degrees 17' 49" East, 266.93 feet; South 78 degrees 58' 19" East, 154.49 feet; South 82 degrees 58' 36" East, 164.98 feet to the East end of fence; thence North 75 degrees 52' 26" East, 369.47 feet to an iron pipe and yellow plastic cap stamped "Steele 13138"; thence North 42 degrees 08' 39" East, 516.80 feet to the Northeast corner of aforesaid Government Lot 1, and the terminus of herein described line;

AND ALSO TOGETHER WITH that portion of Government Lot 3 of said Section 25, Township 35 North, Range 9 East, W.M., lying South of State Route 20;

EXCEPT FROM ALL THE ABOVE any portion lying southerly or easterly of the Skagit River;

AND ALSO EXCEPT FROM ALL THE ABOVE any portion that may be included in the property conveyed to Skagit County by Deed recorded September 19, 1960, under Auditor's File No. 598887, records of Skagit County, Washington.



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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).



County Assessor or Deputy

January 3, 2000
Date



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Kathy Hill, Skagit County Auditor