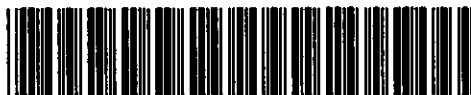


When Recorded Return to:



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Kathy Hill, Skagit County Auditor

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# OPEN SPACE TAXATION AGREEMENT CH. 84.34 RCW

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

Grantor(s) SKAGIT COUNTY

Grantee(s) NICOLA PEARSON

Legal Description

Government Lot 7, Section 20, Township 35, Range 9  
EWM. See Attachment "A"

Assessor's Property Tax Parcel or Account Number P44549

Reference Numbers of Documents Assigned or Released

This agreement between NICOLA PEARSON 17676

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body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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

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 84.34108(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.

This agreement shall be subject to the following conditions:

1. Applicant shall comply with Forest Management Plan prepared for the subject property by Michael Brandi, Forester and Ron Lewis, Forester, Focus Model Projects Committee.
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 November 30, 1999

Granting Authority:

Red W. Anderson  
 City or County  
 Chairman

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.

N.G. Fear  
 SKAGIT COUNTY BOARD OF COMMISSIONERS  
 Title  
 Owner(s)

Dated December 13<sup>th</sup>, 1999

Date signed agreement received by Legislative Authority

(Must be signed by all owners)  
December 13, 1999

Prepare in triplicate with one completed copy to each of the following: Owner, Legislative Authority, County Assessor

REV 64 0022-2 (01-06-97)

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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Kathy Hill, Skagit County Auditor

"A"

**ASSESSOR'S PARCEL NUMBER: P44549**

**LEGAL DESCRIPTION:**

GOVERNMENT LOT 7 OF SECTION 20, T35N R9E, W. Mer., EXCEPT THE FIVE FOLLOWING DESCRIBED PORTIONS THEREOF;

- 1.) THAT CERTAIN RAILROAD RIGHT OF WAY CONVEYED TO THE SEATTLE AND NORTHERN RAILWAY COMPANY BY DEED RECORDED DECEMBER 18, 1988 AS AUDITOR'S FILE NO. 32213, IN VOLUME 40 OF DEEDS, PAGE 181, RECORDS OF SKAGIT COUNTY, WA.
- 2.) THE RIGHT OF WAY OF OLD STATE HIGHWAY NO. 17A, NOW KNOWN AS THE SAUK STORE ROAD;
- 3.) THAT CERTAIN HIGHWAY RIGHT OF WAY CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JULY 26, 1957 AS AUDITOR-S FILE NO. 554176, IN VOLUME 288 OD DEEDS, PAGE 93, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID HIGHWAY NOW KNOWN AS HIGHWAY 20;
- 4.) THAT PORTION OF SAID SUBDIVISION LYING NORTHEASTERLY OF THE AFORESAID HIGHWAY 20;
- 5.) THE SOUTH 550 FEET THEREOF.

and except:

Beginning at the intersection of the Easterly right of way line of the Sauk Store County Road with the North line of the South 550 feet of said Lot 7, according to Record of Survey thereof filed in Volume 16 at Page 78, Skagit County Records, thence N11-27-07W 30.74 feet along the East right of way line of said County Road, thence continue along said right of way N14-44-49W 19.26 feet to the True Point of Beginning, thence continue N14-44-49W 100 feet along the East line of said County Road, thence N88-36-24E 100 feet, thence S14-44-49E 100 feet, thence S88-36-24W 100 Feet to the True Point of Beginning.



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