

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

17733

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

Grantor(s) SKAGIT COUNTY
Grantee(s) Donald and Deborah Hicks
Legal Description W 1/2 of the NW 1/4 of the SE 1/4 of Section 12,
Township 35 North, Range 5 E.W.M. See
attachment "A"

Assessor's Property Tax Parcel or Account Number P38941 P116393
Reference Numbers of Documents Assigned or Released

This agreement between Donald and Debra Hicks
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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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 (Sec 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:

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1. The applicant shall comply with the Timber Management Plan as submitted.
2. At the time of harvesting, the applicant shall comply with all requirements of the Department of Natural Resources in regard to harvesting 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 1/24/00

Granting Authority:

Harvey Wood
 City or County
 CHAIRMAN
 SKAGIT COUNTY BOARD OF COMMISSIONERS
 Title

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.

Dated 1/30/00

Don Hicks
 Owner(s)
Debra L. Hicks
 (Must be signed by all owners)

Date signed agreement received by Legislative Authority

2/2/00

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) 451-7085.



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Attachment "A"

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20 acres of land described as W1/2
NW1/4 SE1/4 (Tract 19 of Bacus Hill Survey) of Section 12 of Township 35 North,
Range 5 East of the Willamette Meridian. |

except as follows:

A Homesite with Shop & Field has been developed containing 3.3 acres described as follows: Beginning at the southwest corner of Tract 19 Bacus Hill Survey (W1/2 NW1/4 SE1/4), the True Point Of Beginning: thence North 1 degree 7 minutes East 95 feet, thence North 84 degrees East 240 feet, thence Due North 110 feet, thence North 45 degrees East 120 feet, thence North 61 degrees East 70 feet, thence North 88 degrees East 70 feet, thence South 47 degrees East 279 feet, more or less to the East line of said Tract 19, thence South 1 degree 9 minutes 56 seconds West 159.72 feet to the Southeast corner of Tract 19, thence South 89 degrees 53 minutes West 657.37 feet to the True Point Of Beginning, containing 3.3 acres, more or less, all in Section 12, Township 35 North, Range 5 East, W.M., Skagit County.



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