

200106130069
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): Kevin and Kristi Gundersen

Legal Description: Ptn SW1/4 SE1/4 Sec. 3, twp. 35, Rge. 3 as described on page 2

O/S#146A AF#759836 1973

Assessor's Property Tax Parcel or Account Number: Ptn P33779 to be combined to P33741

Reference Numbers of Documents Assigned or Released: C/U Vio#18-2001

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 Chapter 84.34 RCW
- ☐ Change to a use resulting in disqualification
- ☐ Exempt Owner
- ☐ Notice of Continuance not signed
- ☒ Other Even exchange, boundry line adjustment with P33741, no back taxes.
(state specific reason)

TRANSFER DEED

Gunderson to Estate of Ella Lee, Deceased

A portion of the Southwest Quarter of the Southeast Quarter of Section 3, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of the Sunset County Road, being 20.00 feet North of centerline of said road, at a distance of 258.00 feet West of the Westerly line of Chuckanut Drive State Highway, said point being the Southeast corner of that parcel conveyed to Ella H. Lee by instrument recorded in Volume 302 at Page 269 under Auditor's File No. 872313; thence South 88°30'55" East along said North right of way margin of Sunset Road a distance of 79.77 feet to the Westerly line of the Pacific Northwest Traction Co. right of way; thence North 31°32'17" West along said West line of Pacific Northwest Traction Co. right of way a distance of 155.05 feet; thence North 88°30'55" West a distance of 55.27 feet; thence South 1°29'05" West a distance of 30.00 feet to the North line of said Ella Lee parcel; thence South 88°30'55" East a distance of 60.00 feet to the Northeast corner of said Ella Lee parcel; thence South 1°29'05" West along the East line of said Ella Lee parcel a distance of 100.00 feet to the Point of Beginning.

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This Boundary Adjustment is not for the purpose of creating an additional building lot.



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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.
 - 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.
 - 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 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).
 - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

Rinda S. White
County Assessor or Deputy

June 13, 2001
Date



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