

200106190134
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): Emily and Vernon Egbers

Legal Description: Ptn SE1/4 in Sec. 5, Twp. 34, Rge. 3 as described on page 2

O/S#487 AF#761959 1973

Assessor's Property Tax Parcel or Account Number: Ptn P21140, no new account number created.

Reference Numbers of Documents Assigned or Released: C/U Vio#27-2001

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 To county for road right of way. No back taxes as threat of eminent domain.
(state specific reason)

RIGHT-OF-WAY DEED

In the Matter of County Road Known as Farm to Market Road
Parcel No. 6-31010-2

KNOW ALL MEN BY THESE PRESENTS VERNON G. EGBERS AND THE HEIRS AND DEVISEES OF ELDEN B. EGBERS, DECEASED, AS TO ANY PORTION LYING NORTHEASTERLY OF THE BASE OF THE HILL COMMONLY KNOWN AS "BAYVIEW RIDGE", in consideration of the sum of One Dollar (\$1.00) and Other Good and Valuable Consideration, have bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the County of Skagit, the following described parcel of land situated in Skagit County, in the State of Washington, to-wit:

A strip of land lying in the Southeast Quarter (SE1/4), Section 5, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeast Corner of said Section 5; thence along the centerline of Right-Of-Way of Farm to Market Road (No. 31010) N01°18'05"E, 1347.85 feet, to a point on said centerline; thence at a right angle N88°41'55"W, 20.00 feet to the West Right-Of-Way of said Farm to Market Road and the **TRUE POINT OF BEGINNING**; thence leaving said West Right-Of-Way N89°13'34"W, 15.00 feet; thence parallel to said Right-Of-Way S01°18'05"E, 106.17 feet to the Northerly Right-Of-Way of Bayview-Skagit River Road; thence Southeasterly along said Right-Of-Way 33.22 feet to the Westerly of Right-Of-Way of Farm to Market Road; thence North along said West Right-Of-Way, 135.94 feet to the **TRUE POINT OF BEGINNING**.



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, Skagit County Auditor

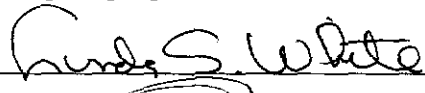
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PENALTY AND APPEAL

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.



County Assessor or Deputy

6/19/01

Date

