



200207150177

Skagit County Auditor

7/15/2002 Page 1 of 3 12:21PM

When Recorded Return to:

117

OPEN SPACE TAXATION AGREEMENT**Chapter 84.34 RCW**

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

Grantor(s) SKAGIT COUNTYGrantee(s) JOHN B. WADE and GAYLE K. SMITHLegal Description A portion of the S1/2 of the S1/2 of the NW1/4 lying east of Wood Lane in
Section 23, Township 36 North, Range 3 East, W.M., Skagit County, WashingtonSee attachedAssessor's Property Tax Parcel or Account Number P118920

Reference Numbers of Documents Assigned or Released _____

This agreement between JOHN B. WADE and GAYLE K. SMITHhereinafter 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 Chapter 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 LandXX ☒ 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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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 landowner 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:
- Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - 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.
 - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
 - 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.
 - Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - 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)).
 - Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).
 - 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.
 - The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
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:

- The applicants shall comply with the Timber Management Plan as submitted.
- At the time of harvesting, applicants shall comply with all requirements of the Washington Department of Natural Resources in regard to the harvesting of timber.

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated 7-2-02

Granting Authority:
R.D. Don Mills
City or County
Chairman, Board of County Comm.
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 7/8/02

[Signature]
Owner(s)
(Must be signed by all owners)

Date signed agreement received by Legislative Authority _____

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

To inquire about the availability of this notice in an alternate format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985.



P118920
360323-2-003-0300

ACREAGE ACCOUNT, ACRES 7.05, O/S#69 AF#863888 1978 TRANSFER TO F&A IN 1987 S1/2 S1/2 NW1/4 LYING EAST OF THE ROAD EXCEPT THE SOUTH 100 FEET AND ALSO LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NE CORNER OF SAID S1/2 OF THE S1/2 OF THE NW1/4 SAID POINT BEARING SOUTH 1-24-10 EAST, 1,974.05 FEET, FROM THE NE CORNER OF SAID NW1/4 (NORTH 1/4 CORNER); THENCE SOUTH 89-29-19 WEST, 1,082.28 FEET, ALONG THE NORTH LINE OF SAID S1/2 S1/2 OF THE NW1/4 TO THE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE SOUTH 1-24-10 EAST PARALLEL WITH THE EAST LINE OF SAID NW1/4, 558.14 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 100 FEET OF SAID NW1/4 AND TERMINUS OF LINE DESCRIPTION. PORTION OF SURVEY AF#200202010042

Except following:

Commencing at the Northeast corner of said South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., said point bearing South 1°24'10" East, 1974.05 feet, from the Northeast corner of said Northwest 1/4 (North 1/4 corner);
thence South 89°29'19" West, 1082.28 feet, along the North line of said South 1/2 of the South 1/2 of the Northwest 1/4;
thence South 1°24'10" East, parallel with the East line of said Northwest 1/4, 320.00 feet;
thence South 88°35'50" West, 60.00 feet to the TRUE POINT OF BEGINNING;
thence continue South 88°35'50" West, 108.90 feet;
thence North 1°24'10" West, 55.60 feet;
thence South 88°35'50" West, 140.00 feet;
thence South 1°24'10" East, 155.60 feet;
thence North 88°35'50" East, 248.90 feet to a point bearing South 1°24'10" East from the TRUE POINT OF BEGINNING;
thence North 1°24'10" West, 100.00 feet to the TRUE POINT OF BEGINNING.



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