



200208070011

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): Edna Strege

Legal Description: A ptn in Sec. 25, Twp. 34, Rge. 3 as described on attached.
O/S#27 AF#853076 1978

Assessor's Property Tax Parcel or Account Number: Ptn P22691, no new account # created.

Reference Numbers of Documents Assigned or Released: C/U Vio#54-2002

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 Dike District #3 threat of eminent domain. No back taxes.
(state specific reason)

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 had 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

8/7/02

Date





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January 25, 2002

LEGAL DESCRIPTION FOR DIKING DISTRICT NO. 3

Edna E. Strege Tract to Diking District No. 3 - Section 25 Southeast

That portion of Government Lot 1, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 25, as said point is shown on that certain Record of Survey recorded in Book 7 of Surveys at page 83, under Auditor's File No. 8707220059, records of Skagit County, Washington; thence North $1^{\circ}36'30''$ East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South $89^{\circ}57'21''$ East along the centerline of the County road, a distance of 996.89 feet; thence North $0^{\circ}30'24''$ East, a distance of 145.00 feet; thence continuing North $0^{\circ}30'24''$ East a distance of 456.52 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of said County and State; thence South $81^{\circ}53'03''$ West, along the South line of said Dike right of way, a distance of 197.80 feet to a point that is 790 feet East of the West line of said Section 30; thence continuing along said South line of said Dike right of way, South $81^{\circ}53'03''$ West, 58.90 feet to its intersection with the South line of that dike right of way as condemned by Skagit County under Superior Court Cause No. 2982; thence continuing to follow said South line of condemned right of way for the following courses:
 South $68^{\circ}14'00''$ West, 105.41 feet;
 North $84^{\circ}02'00''$ West, 193.06 feet;
 South $54^{\circ}46'00''$ West, 87.13 feet;
 North $70^{\circ}27'00''$ West, 117.77 feet;
 thence North $47^{\circ}49'00''$ West, 90.93 feet to its intersection with the Northerly toe of the dike as it existed in January 2001; thence following said Northerly toe for the following courses:
 South $84^{\circ}40'19''$ West, 62.86 feet;
 North $89^{\circ}21'13''$ West, 79.22 feet;
 thence South $88^{\circ}12'41''$ West, 50.32 feet to the West line of said Government Lot 1;
 thence South $01^{\circ}36'30''$ West, along said West line, 94.70 feet to the Southerly toe of the dike as it existed in January 2001; thence following said Southerly toe for the following courses:
 North $86^{\circ}57'02''$ West, 45.89 feet;
 North $89^{\circ}45'29''$ West, 91.64 feet;
 North $89^{\circ}39'50''$ West, 84.01 feet;
 North $88^{\circ}50'11''$ West, 92.79 feet;
 thence North $88^{\circ}24'02''$ West, 20.25 feet to the South line of that certain tract of land conveyed to Diking District No. 3 by Quit Claim Deed dated

January 30, 1958 and recorded under Auditor's File No. 561280, records of Skagit County, Washington;
thence North 89°32'30" West along the South line of said Diking District tract, 81.45 feet to said Southerly toe of the dike, said point being the TRUE POINT OF BEGINNING;
thence continuing North 89°32'30" West along said South line, 67.86 feet to an angle point thereon;
thence South 44°42'30" West, continuing to follow the boundary of said Diking District tract, 553.57 feet to a second angle point thereon;
thence South 25°49'30" West, continuing to follow the boundary of said Diking District tract, 207.65 feet to the South line of said Government Lot 1;
thence South 89°42'23" East, along said South line, 1.67 feet to the Easterly toe of the dike as it existed in January 2001;
thence following said Easterly, Southeasterly and Southerly toe for the following courses:
North 27°15'30" East, 42.20 feet;
North 33°08'54" East, 76.82 feet;
North 36°11'28" East, 73.87 feet;
North 38°26'40" East, 79.09 feet;
North 40°06'18" East, 87.61 feet;
North 40°18'33" East, 83.91 feet;
North 42°07'18" East, 104.79 feet;
North 43°44'09" East, 75.84 feet;
North 47°01'53" East, 68.42 feet;
North 52°39'57" East, 46.41 feet;
North 68°55'34" East, 42.57 feet;
thence North 84°59'46" East, 31.95 feet to the TRUE POINT OF BEGINNING;
containing 0.19 acre or 8,211 square feet, more or less.



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LEGAL DESCRIPTION FOR DIKING DISTRICT NO. 3

Edna E. Strege Tract to Diking District No. 3 - Section 25 East

That portion of Government Lot 1, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 25, as said point is shown on that certain Record of Survey recorded in Book 7 of Surveys at page 83, under Auditor's File No. 8707220059, records of Skagit County, Washington; thence North $1^{\circ}36'30''$ East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South $89^{\circ}57'21''$ East along the centerline of the County road, a distance of 996.89 feet; thence North $0^{\circ}30'24''$ East, a distance of 145.00 feet; thence continuing North $0^{\circ}30'24''$ East a distance of 456.52 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of said County and State; thence South $81^{\circ}53'03''$ West, along the South line of said Dike right of way, a distance of 197.80 feet to a point that is 790 feet East of the West line of said Section 30; thence continuing along said South line of said Dike right of way, South $81^{\circ}53'03''$ West, 58.90 feet to its intersection with the South line of that dike right of way as condemned by Skagit County under Superior Court Cause No. 2982; thence continuing to follow said South line of condemned right of way for the following courses:
South $68^{\circ}14'00''$ West, 105.41 feet;
North $84^{\circ}02'00''$ West, 193.06 feet;
South $54^{\circ}46'00''$ West, 87.13 feet;
North $70^{\circ}27'00''$ West, 117.77 feet;
thence North $47^{\circ}49'00''$ West, 90.93 feet to its intersection with the Northerly toe of the dike as it existed in January 2001; thence following said Northerly toe for the following courses:
South $84^{\circ}40'19''$ West, 62.86 feet;
North $89^{\circ}21'13''$ West, 79.22 feet;
thence South $88^{\circ}12'41''$ West, 50.32 feet to the West line of said Government Lot 1;
thence South $01^{\circ}36'30''$ West, along said West line, 94.70 feet to the Southerly toe of the dike as it existed in January 2001, said point being the TRUE POINT OF BEGINNING;
thence following said Southerly toe for the following courses:
North $86^{\circ}57'02''$ West, 45.89 feet;
North $89^{\circ}45'29''$ West, 91.64 feet;
North $89^{\circ}39'50''$ West, 84.01 feet;
North $88^{\circ}50'11''$ West, 92.79 feet;
thence North $88^{\circ}24'02''$ West, 20.25 feet to the South line of that certain tract of land conveyed to Diking District No. 3 by Quit Claim Deed dated

thence North 88°24'02" West, 20.25 feet to the South line of that certain tract of land conveyed to Diking District No. 3 by Quit Claim Deed dated January 30, 1958 and recorded under Auditor's File No. 561280, records of Skagit County, Washington;

thence South 89°32'30" East along the South line of said Diking District tract, 334.59 feet to the Southeast corner thereof, said point lying on the East line of said Government Lot 1;

thence South 01°36'30" West, along said East line, 3.10 feet to the TRUE POINT OF BEGINNING;

containing 0.01 acre or 420 square feet, more or less.



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LEGAL DESCRIPTION FOR DIKING DISTRICT NO. 3

Edna E. Strege Tract to Diking District No. 3 - Section 30

That portion of Government Lot 1, Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 30, as said point is shown on that certain Record of Survey recorded in Book 7 of Surveys at page 83, under Auditor's File No. 8707220059, records of Skagit County, Washington; thence North $1^{\circ}36'30''$ East, along the West line of said Section 30, a distance of 1,387.43 feet to a point on the centerline of the County road; thence South $89^{\circ}57'21''$ East along the centerline of the County road, a distance of 996.89 feet; thence North $0^{\circ}30'24''$ East, a distance of 145.00 feet; thence continuing North $0^{\circ}30'24''$ East a distance of 456.52 feet, more or less, to a point on the South line of that dike right of way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of said County and State; thence South $81^{\circ}53'03''$ West, along the South line of said Dike right of way, a distance of 197.80 feet to a point that is 790 feet East of the West line of said Section 30, said point being the TRUE POINT OF BEGINNING; thence continuing along said South line of said Dike right of way, South $81^{\circ}53'03''$ West, 58.90 feet to its intersection with the South line of that dike right of way as condemned by Skagit County under Superior Court Cause No. 2982; thence continuing to follow said South line of condemned right of way for the following courses:
South $68^{\circ}14'00''$ West, 105.41 feet;
North $84^{\circ}02'00''$ West, 193.06 feet;
South $54^{\circ}46'00''$ West, 87.13 feet;
North $70^{\circ}27'00''$ West, 117.77 feet;
North $47^{\circ}49'00''$ West, 90.93 feet to its intersection with the Northerly toe of the dike as it existed in January 2001; thence following said Northerly toe for the following courses:
South $84^{\circ}40'19''$ West, 62.86 feet;
North $89^{\circ}21'13''$ West, 79.22 feet;
thence South $88^{\circ}12'41''$ West, 50.32 feet to the West line of said Government Lot 1; thence South $01^{\circ}36'30''$ West, along said West line, 94.70 feet to the Southerly toe of the dike as it existed in January 2001; thence following said Southerly toe for the following courses:
South $86^{\circ}57'02''$ East, 44.64 feet;
South $88^{\circ}38'32''$ East, 91.05 feet;
South $88^{\circ}47'16''$ East, 75.47 feet;
South $86^{\circ}28'51''$ East, 64.40 feet;
South $85^{\circ}49'48''$ East, 48.64 feet;
South $76^{\circ}33'45''$ East, 19.08 feet;



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EXHIBIT "C"

South 76°33'45" East, 19.08 feet;
South 85°47'51" East, 32.62 feet;
North 77°57'28" East, 51.55 feet;
North 74°35'20" East, 47.75 feet;
North 80°11'37" East, 38.47 feet;
South 89°12'20" East, 63.05 feet;
South 87°02'08" East, 58.22 feet;
North 89°15'36" East, 36.99 feet;
North 67°17'29" East, 48.09 feet;
North 67°16'38" East, 68.45 feet;
thence North 77°17'43" East, 17.31 feet to a point that is 790 feet East
of the West line of said Section 30;
thence North 01°36'30" East, parallel with said West line of Section 30,
23.36 feet to the TRUE POINT OF BEGINNING;
containing 0.98 acre or 42,886 square feet, more or less.



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