



200505240156
Skagit County Auditor

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Document Title:

Open space taxation agreement

Re-record only to correct boundaries of home site
expection only

Reference Number:

9606060050

Grantor(s):

☐ additional grantor names on page ____

1. Skagit County

2.

Grantee(s):

☐ additional grantee names on page ____

1. Stephen Green & Pamela Deming

2.

Abbreviated legal description:

☐ full legal on page(s) ____

A ptn in Secs 13 & 14, Twp 3S, Rge 5, described as
Being now Lot 2 of Slp# PL04-0694

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 39066 } home site
P 108858 }

OPEN SPACE TAXATION AGREEMENT

RCW 84.34

#16169

(TO BE USED FOR "OPEN SPACE" OR "TIMBER LAND" CLASSIFICATION ONLY)

This Agreement between Stephen Green and Pamela Deminghereinafter called the "Owner", and Skagit County

hereinafter called the "Granting Authority".

Whereas the owner of the following described real property having made application for classification of that property under the provisions of RCW 84.34:

Assessor's Parcel or Account Numbers: 350513-0-020-0013 and 350514-1-001-0013Legal Description of Classified Land: See Attachment "A"

And whereas, both the owner and granting authority desire 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 only be used 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 for a period of at least ten (10) years.
4. This Agreement shall run with the land described herein and shall be binding upon the heirs, successors and assigns of the parties hereto.
5. Withdrawal: The land owner may withdraw from this Agreement if after a period of eight years the land owner makes a withdrawal request, which request is irrevocable, to the assessor. Two years from the date of that request the assessor shall withdraw the land from the classification, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
6. Breach: After land has been classified and as Agreement executed, any change of use of the land, except through compliance with items (5) or (7) of this Agreement, shall be considered a breach of this Agreement, and subject to applicable taxes, penalties and interest as provided in RCW 84.34.080 and 84.34.108.
7. A breach of Agreement shall not occur and the additional tax shall not be imposed if the removal of designation 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, in anticipation of the exercise of such power;
 - (c) Sale or transfer of land within two years after the death of the owner of at least fifty percent interest in such land.
 - (d) 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.
 - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (g) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108 (5g)).
8. The county assessor may require classified land owners to submit pertinent data regarding the use of the land, and such similar information pertinent to continued classification and appraisal of the land.



This Agreement shall be subject to the following conditions:

Applicant shall comply with the Forest Management Plan prepared by Anderson Forestry Consultants, Inc. for this property. A copy is attached to this agreement - attachment "B"

It is declared that this Agreement contains the classification and conditions as provided for in RCW 84.34 and the conditions imposed by this Granting Authority.

Granting Authority:

Dated MAY 21, 1996

Robert Shaw
City or County

SKAGIT COUNTY COMMISSIONER
Title

As owner(s) of the herein described land I (we) indicated by my (our) signature(s) that I (we) are aware of the potential tax liability hereby accept the classification and conditions of this Agreement.

Dated 5/25/96

Stephen J Green
Owner(s)

Pamela Doring
(Must be signed by all owners)

Date signed Agreement received by Legislative Authority MAY 28, 1996

Prepare in triplicate with one completed copy to each of the following:

Owner(s)
Legislative Authority
County Assessor



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Skagit County Auditor

9606060050

Attachment "A"

Lot A Short Plat No. 92-041
(Portion W1/2 NW1/4 NW1/4 Section 13)
(Portion E1/2 NE1/4 NE1/4 Section 14)

situated in
Section 13 & 14
Township 35 North, Range 5 East of the Willamette Meridian
consisting of
11.88+/- Acres

Except:

Home Site Description located within Lot A of Short Plat #92-041:
Beginning at the Northeast corner of Section 14, T35N, R5E, W.M., thence due south 100 feet to the true point of beginning, thence due west 155 feet, thence due south 150 feet, thence due east 255 feet, thence due north 150 feet, thence due west 100 feet to the true point of beginning containing 0.88+/- acre. Located within the home site is the home and drain field.



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