

When Recorded Return to:



200508120004
Skagit County Auditor

8/12/2005 Page 1 of 3 8:54AM

OPEN SPACE TAXATION AGREEMENT Chapter 84.34 RCW

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

Grantor(s) SKAGIT COUNTY

Grantee(s) GABRIEL and HOLLY GREGORY

Legal Description The SW 1/4 of the SW 1/4 of Section 8, Township 35 North, Range 6 East, W.M.,
Skagit County, Washington. See attached

Assessor's Property Tax Parcel or Account Number P120575

Reference Numbers of Documents Assigned or Released CLUTRS # 8-2004

This agreement between GABRIEL and HOLLY GREGORY

hereinafter 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 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 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legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.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.

REV 64 0022-1 (1/03/00)

SKAGIT COUNTY
Resolution # R20050252
Page 4 of 5

7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental 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 in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
 - c) 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.
 - 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 agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34108(5)(f)).
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).
 - 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.
 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:

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 7/12/05

Granting Authority:
Skagit County Commissioners
City or County
Lee W. Anderson *L.W.*
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 7/24/05

Gabrielle Gregory
Owner(s)
Holly Gregory
(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.



Property Description Summary

PROPERTY ID..... P120575
XREF.ID..... 350608-3-003-0300

LEGAL DESCRIPTION... ACREAGE ACCOUNT, ACRES 8.00, DF-72 THAT PORTION LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SW CORNER OF TRACT A OF SHORT PLAT#72-77; THENCE SOUTH 88-08-47 EAST ALONG THE SOUTH LINE OF SAID TRACT A AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT A, A DISTANCE OF 202.00 FEET TO THE WEST LINE OF PREVEDAL ROAD; THENCE SOUTH 2-21-59 WEST ALONG THE WEST LINE OF PREDEDAL ROAD, A DISTANCE OF 60.00 FEET; THENCE NORTH 88-08-47 WEST A DISTANCE OF 39.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28-48-53 AND AN ARC DISTANCE OF 57.83 FEET; THENCE SOUTH 63-02-20 WEST, A DISTANCE OF 50.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14-45-29 AN ARC DISTANCE OF 42.50 FEET; THENCE SOUTH 2-21-59 WEST, A DISTANCE OF 232.02 FEET; THENCE NORTH 87-38-01 WEST, A DISTANCE OF 329.76 FEET; THENCE SOUTH 00-14-04 WEST A DISTANCE OF 693.49 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 87-27-11 WEST ALONG SAID SOUTH LINE A DISTANCE OF 737.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPT THE FOLLOWING DESCRIBED PORTION: BEGINNING AT A POINT OF THE WEST LINE OF COUNTY ROAD AND NORTH LINE SW1/4 SW1/4; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SW1/4 SW1/4 AND WEST LINE OF COUNTY ROAD, 550 FEET TO TRUE POINT OF BEGINNING; THENCE WEST, 208 FEET; THENCE SOUTH PARALLEL TO COUNTY ROAD, 208 FEET; THENCE EAST TO THE WEST LINE OF COUNTY ROAD; THENCE NORTHERLY ALONG WEST LINE OF COUNTY ROAD TO POINT OF BEGINNING. EXCEPT FOR THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE SE CORNER OF TRACT A OF SHORT PLAT#72-77 AND THE WESTERLY LINE OF PREVEDAL ROAD; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ROAD, 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88-08-47 WEST A DISTANCE OF 39.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28-48-53 AND AN ARC DISTANCE OF 57.83 FEET; THENCE SOUTH 63-02-20 WEST, A DISTANCE OF 50.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14-45-29 AN ARC DISTANCE OF 42.50 FEET; THENCE SOUTH 2-21-59 WEST, A DISTANCE OF 232.02 FEET; THENCE EASTERLY TO THE WESTERLY LINE OF PREVEDAL ROAD; THENCE NORTHERLY ALONG WESTERLY LINE OF SAID ROAD TO TRUE POINT OF BEGINNING.

SITUS ADDRESS.....
OWNER NAME..... GREGORY HOLLY A
OWNER ADDR 1..... GREGORY GABRIEL R
OWNER ADDR 2..... PO BOX 1303
CITY, STATE ZIP.... LYMAN WA 98263



200508120004
Skagit County Auditor