

When Recorded Return to:



200607130100
Skagit County Auditor

7/13/2006 Page 1 of 4 11:33AM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS**
Chapter 84.34 RCW
Skagit COUNTY

Grantor(s): Skagit County Assessors Office

Grantee(s): Bergquist Farm

Legal Description:

A ptn in NW1/4 SW1/4 in Sec. 10, Twp. 34, Rge. 3 as described on attached.

O/S#63 AF#789715 1975

Assessor's Property Tax Parcel or Account Number: P124751

Reference Numbers of Documents Assigned or Released: C/U Vio#30-2006

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 Taken by DOT, 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 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)(e) (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;
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW continuously since 1993;
 - l) The sale or transfer of land after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW, continuously since 1993, and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991; or
 - m) The date of death shown on a death certificate is the date used.

Ronda S. White
County Assessor or Deputy

7/13/06

Date

(See Next Page for Current Use Assessment Additional Tax Statement.)



200607130100
Skagit County Auditor

WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying westerly, and northwesterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 552+62.19 on the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic. and 545.47 feet southeasterly therefrom; thence easterly to a point opposite HES 553+00 on said line survey and 558.54 feet southeasterly therefrom; thence northeasterly to a point opposite HES 554+65 on said line survey and 380 feet southeasterly therefrom; thence northwesterly to a point opposite said HES 554+65 on said line survey and 300 feet southeasterly therefrom; thence northwesterly to a point opposite HES 553+99± on said line survey and 270 feet southeasterly therefrom, said point being on the westerly line of said PARCEL "A"; thence northerly along said westerly line to a point opposite HES 554+15± on said line survey and 225 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 560+15 thereon; thence northeasterly to a point opposite HES 561+00 on said line survey, and 195 feet southeasterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 570+86.82 thereon and the end of this line description.

PARCEL "A"

The northwest quarter of the southwest quarter of Section 10, Township 34 North, Range 3 East, W.M., in Skagit County, Washington, EXCEPT the nine following described portions thereof:

1. That portion thereof conveyed to the Seattle & Northern Railway Company by deed recorded January 10, 1890, in Volume 9 of Deeds, page 304.
2. That portion of said subdivision lying northerly of the above excepted railway property.
3. That portion thereof conveyed to Skagit County for the Fredonia-Burlington Road by deed recorded July 3, 1941, under Auditor's File No. 341319, in Volume 184 of Deeds, page 311.
4. That portion thereof conveyed to Skagit County for the Fredonia-Burlington Road by deed recorded June 16, 1943, under Auditor's File No. 363170, in Volume 189 of Deeds, page 216.



200607130100
Skagit County Auditor

WARRANTY DEED

EXHIBIT A
(continued)

5. That portion thereof appropriated by the State of Washington by decree entered in Skagit County Superior Court Cause No. 24797 on April 16, 1959 as "Item No. 2, Parcel 15540"
6. That westerly portion thereof established as Bradshaw Road by Skagit County Commissioners' Resolution No. 03458 approved on August 5, 1963
7. That portion thereof described as follows: Beginning at the intersection of the east line of the County Road as it existed on January 30, 1956 along the west line of said subdivision and the south line of the Fredonia-Burlington County Road; thence northeasterly along the southerly right-of-way line of said Fredonia-Burlington County Road, a distance of 134 feet; thence south 50 feet to the centerline of a certain drainage ditch; thence southwesterly along the centerline of said drainage ditch to a point on the east line of said county road that is 169 feet south of the point of beginning; thence north along the east line of said road 169 feet to the point of beginning.
8. The west 20 feet of said subdivision as conveyed to Skagit County for road purposes by deed recorded March 1, 1906 under Auditor's File No. 55920 in Volume 61 of Deeds, page 254.
9. The south 5 feet of the west 170 feet of that portion thereof lying east of the county road along the west line thereof.

Also, the Grantors herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said PARCEL "A".

EXCEPT the Grantors herein reserve for themselves, their heirs, successors or assigns, the right of reasonable access to Bradshaw Road.

The lands herein described contain an area of 53,008 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval June 3, 2005, revised November 18, 2005 as to Sheet 5 of 23 Sheets and revised November 4, 2005 as to Sheet 6 of 23 Sheets.

Grantor's Initials



200607130100
Skagit County Auditor