

When Recorded Return to:



200701120148
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): Skaqit County Assessors Office

Grantee(s): William and Kit Maris

Legal Description:

A ptn of the plat of Fidalgo City Blks 132 and 133. In Sec. 18, Twp. 34, Rge. 2 as described on attached.

O/S#29 AF#896318 1980

Assessor's Property Tax Parcel or Account Number: Ptns P73154 & P73149

Reference Numbers of Documents Assigned or Released: C/U Vio#77-2006

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 Eminent domain by DOT, Hwy 20 project, 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)(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

1/10/07
Date

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

REV 64 0023e (fill-in)-2 (7/21/03)



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WARRANTY DEED

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 209+50 on the SR 20 line survey of SR 20, Meadow Creek Vic. to S. Campbell Lake Rd. and 60 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 211+50 thereon; thence southeasterly to a point opposite said HES 211+50 and 50 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 213+10 thereon; thence northwesterly to a point opposite said HES 213+10 and 65 feet northwesterly therefrom; thence northeasterly parallel with said line survey to a point opposite HES 215+40.31 thereon and the end of this line description.

PARCEL "A"

Lots 14 to 26, inclusive, Block 110; Lots 1 to 14, inclusive, Block 130; Lots 1 to 14, inclusive, Block 131; Lots 1 to 14, inclusive, Block 132; Lots 14 to 26, inclusive, and Lots 5 to 7, inclusive, Block 133; and Lots 21 to 26, inclusive, Block 153, "Map of Fidalgo City, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 113;

TOGETHER WITH such portions of vacated Lexington, Fairview, Carlyle and Fidalgo Avenues, 4th and 5th Streets and alleys in Blocks 130, 131 and 132 that have reverted to said premises by operation of law, pursuant to Commissioner File No. 3269 as delineated on the maps of the Skagit County Public Works Department;

ALSO TOGETHER WITH that portion of Commercial Avenue vacated pursuant to Commissioner's File No. 10390 that has reverted thereto by operation of law;

ALSO TOGETHER WITH that portion of vacated 4th Street adjacent to Lot 14 of said Block 133 that has reverted thereto by operation of law;

EXCEPT from the above described Block 133, those portions conveyed to Skagit County for road purposes by deeds recorded June 10, 1936 and March 25, 1937 as Auditor's File Nos. 279777 and 288123;



WARRANTY DEED

ALSO EXCEPT from said Block 133 and vacated streets and alleys that reverted thereto, that portion thereof lying southerly of said portions conveyed to Skagit County for road purposes.

The lands herein described contain an area of 4,025 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 February 24, 2006, revised September 14, 2006.

Grantor's Initials
WLM
KLM



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