

When Recorded Return to:



200705300118
Skagit County Auditor

5/30/2007 Page 1 of 4 4:05PM

**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): The Nature Conservancy

Legal Description:

Ptns in Secs. 29 and 30, Twp. 33, Rge. 4 as described on attached.

O/S#33A AF#751171 1973

Assessor's Property Tax Parcel or Account Number: P17436 and P17519

Reference Numbers of Documents Assigned or Released: C/U Vio#28-2007

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 No back taxes, 501 (c)(3) org. per RCW 84.34.210 & 84.34.250.
(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.

Arda S. White
County Assessor or Deputy

5/30/07
Date

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



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Property Description Summary

PROPERTY ID..... P17519
XREF.ID..... 330430-0-030-0005

LEGAL DESCRIPTION... OPEN SPACE#33A #751171 1973TAX 5B: DK 3 THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED IN W1/2 W1/2 IN SECTION 30:ALL THOSE PORTIONS OF THE S1/2 SE1/4 NE1/4 AND N1/2 NE1/4 SE1/4 IN SECTION 30 LYING EAST OF THE FOLLOWINGS DESCRIBED LINE: COMMENCING AT THE NE CORNER OF SAID S1/2 SE1/4 NE1/4, AS SAID POINT SHOWN ON SURVEY AF#200503310106; THENCE 88-38-24 WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 608.86 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 03-29-20 WEST, 1316.37 FEET TO THE SOUTH LINE OF SAID N1/2 NE1/4 SE1/4 OF SECTION 30; SAID POINT BEING THE END OF SAID DESCRIBED LINE, SAID POINT LYING NORTH 88-43-04 WEST, 653.82 FEET FROM SE CORNER OF SAID N1/2 NE1/4 SE1/4 OF SECTION 30. TOGETHER WITH THAT PORTION OF SW1/4 NW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SW1/4 NW1/4; THENCE EAST ALONG THE SOUTH LINE THEREOF, 293 FEET; THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, TO THE SOUTHERLY RIGHT OF WAY LINE OF ENGLISH LUMBER COMPANY LOGGING RAILROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LOGGING RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW1/4 NW1/4; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; AND ALSO TOGETHER WITH THAT PORTION OF THE NW1/4 SW1/4 OF SECTION 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NW1/4 SW1/4; THENCE EAST ALONG THE NORTH LINE THEREOF, 293 FEET; THENCE SWLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF THE NE1/4 SE1/4 OF SECTION 30, MIDWAY BETWEEN THE NE CORNER AND SE CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.

SITUS ADDRESS.....

OWNER NAME..... THE NATURE CONSERVANCY
OWNER ADDR 2..... 1917 1ST AVE
CITY, STATE ZIP.... SEATTLE WA 98101

1 records listed.



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Property Description Summary

PROPERTY ID..... P17436
XREF.ID..... 330429-0-005-0009

LEGAL DESCRIPTION... OPEN SPACE#33A #751171 1973 TAX 4, DK03 THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LOCATED IN W1/2 W1/2 IN SECTION 29: ALL THOSE PORTIONS OF THE S1/2 SE1/4 NE1/4 AND N1/2 NE1/4 SE1/4 IN SECTION 30 LYING EAST OF THE FOLLOWINGS DESCRIBED LINE: COMMENCING AT TEH NE CORNER OF SAID S1/2 SE1/4 NE1/4, AS SAID POINT SHOWN ON SURVEY AF#200503310106; THENCE 88-38-24 WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 608.86 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 03-29-20 WEST, 1316.37 FEET TO THE SOUTH LINE OF SAID N1/2 NE1/4 SE1/4 OF SECTION 30; SAID POINT BEING THE END OF SAID DESCRIBED LINE, SAID POINT LYING NORTH 88-43-04 WEST, 653.82 FEET FROM SE CORNER OF SAID N1/2 NE1/4 SE1/4 OF SECTION 30. TOGETHER WITH THAT PORTION OF SW1/4 NW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SW1/4 NW1/4; THENCE EAST ALONG THE SOUTH LINE THEREOF, 293 FEET; THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, TO THE SOUTHERLY RIGHT OF WAY LINE OF ENGLISH LUMBER COMPANY LOGGING RAILROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LOGGING RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW1/4 NW1/4; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; AND ALSO TOGETHER WITH THAT PORTION OF THE NW1/4 SW1/4 OF SECTION 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NW1/4 SW1/4; THENCE EAST ALONG THE NORTH LINE THEREOF, 293 FEET; THENCE SWLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF THE NE1/4 SE1/4 OF SECTION 30, MIDWAY BETWEEN TEH NE CORNER AND SE CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.

SITUS ADDRESS.....

OWNER NAME..... THE NATURE CONSERVANCY
OWNER ADDR 2..... 1917 1ST AVE
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