

When Recorded Return to:

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200706190039

Skagit County Auditor

6/19/2007 Page 1 of 5 11:20AM

**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): Erickson Farms, Inc.

Legal Description:

Ptns in Gov. Lts 6 & 9 in Sec. 7, Twp. 34, Rge. 3 and Gov Lt 9 Sec. 6, Twp. 34, Rge. 3  
as described on attached.

O/S#278 AF#732390 1973

Assessor's Property Tax Parcel or Account Number: P21179, P21175 and P21151

Reference Numbers of Documents Assigned or Released: C/U Vio#32-2007

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 Sold to Wa. Fish and Wildlife, no back taxes per RCW84.34.108(3) etc  
(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.

        Kenda S. White          
County Assessor or Deputy

        6/19/07          
Date

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



Skagit County Auditor

EXHIBIT "A"

Government Lot 9, Section 6 and Government Lots 6 and 9, in Section 7, all in Township 34 North, Range 3 East of the Willamette Meridian;

ALSO, tidelands or shore lands of the second class, as conveyed by the State of Washington, fronting upon and adjacent to the following described portions of the meander line in Lots 6 and 9, Section 7:

Beginning at the meander corner to Sections 7 and 8, which corner is 4.76 chains, more or less, South of the Northeast corner of Section 7;  
Thence running North  $73 \frac{1}{2}^{\circ}$  West 2 chains;  
Thence South  $72 \frac{1}{4}^{\circ}$  West 2 chains;

Beginning at the meander corner to Sections 6 and 7, which corner is 28.3 chains, more or less, West of the Northeast corner of Section 7;  
Thence running South  $20^{\circ}$  East 7 chains;  
Thence South  $9 \frac{1}{2}^{\circ}$  East 4.7 chains;  
Thence South  $12 \frac{1}{2}^{\circ}$  West 5.2 chains;  
Thence South  $27^{\circ}$  East 1.15 chains to the true point of beginning;  
Thence South  $27^{\circ}$  East 4.85 chains;  
Thence South  $25 \frac{1}{2}^{\circ}$  West 1.15 chains;

EXCEPT roads;

AND EXCEPT rights of way for dike and drainage ditches.

AND ALSO EXCEPT a 60 foot wide tract as conveyed to Skagit County Diking District No. 12 by instrument recorded October 14, 1997, under Auditor's File No. 9710140072, records of Skagit County, Washington, the limits of said 60.00 foot wide tract being 25.00 feet left and 35.00 feet right of the following described line:



200706190039  
Skagit County Auditor

6/19/2007 Page

3 of

5 11:20AM

Commencing at the Southeast corner of said Section 7, Township 34 North, Range 3 East of the Willamette Meridian;

Thence North 0°59'13" East 3,186.57 feet along the East line of said Section 7, to the true point of beginning of said line; (said true point of beginning also being South 0°59'13" West 2,177.61 feet from the Northeast corner of said Section 7);

Thence North 71°12'22" West 108.08 feet;

Thence South 53°47'55" West 59.31 feet;

Thence South 52°07'11" West 46.27 feet;

Thence South 64°47'54" West 56.20 feet;

Thence North 81°40'44" West 138.68 feet;

Thence North 83°59'07" West 128.46 feet;

Thence North 62°26'32" West 61.43 feet;

Thence North 65°57'40" West 202.53 feet;

Thence North 76°44'32" West 62.49 feet;

Thence South 86°58'43" West 85.00 feet;

Thence South 59°19'06" West 61.30 feet;

Thence South 37°30'47" West 86.07 feet;

Thence South 29°14'59" West 100.34 feet;

Thence South 46°47'25" West 47.76 feet;

Thence South 69°57'58" West 51.00 feet;

Thence North 37°16'33" West 42.62 feet;

Thence North 13°11'59" West 44.19 feet;

Thence North 3°42'33" East 175.45 feet;

Thence North 4°14'30" West 44.21 feet;

Thence North 12°34'32" West 101.14 feet;

Thence North 23°58'50" West 100.17 feet;

Thence North 30°39'22" West 66.13 feet;

Thence North 40°31'21" West 35.51 feet;

Thence North 43°44'33" West 61.86 feet;

Thence North 55°19'38" West 71.00 feet;

Thence North 75°45'18" West 75.91 feet;

Thence North 83°20'19" West 116.72 feet to a point of curvature;

Thence along the arc of said curve to the right having a radius of 25.00 feet, through a central angle of 94°29'02", an arc distance of 41.23 feet to a point of tangency;

Thence North 11°08'43" East 144.62 feet;

Thence North 4°58'08" East 77.01 feet;

Thence North 12°49'52" West 113.25 feet;

Thence North 31°48'29" West 153.96 feet;

Thence North 7°46'04" West 184.30 feet;

Thence North 11°22'54" East 50.17 feet;

Thence North 3°59'18" East 108.26 feet;

Thence North 0°15'56" East 192.00 feet;

Thence North 8°53'16" West 189.38 feet;

Thence North 20°10'14" West 126.44 feet;

Thence North 25°06'56" West 196.42 feet;

Thence North 27°10'32" West 55.83 feet;

Thence North 11°08'17" West 64.76 feet to a point on the North line of said Section 7;

Thence continue into Section 6, Township 34 North, Range 3 East of the Willamette Meridian, North 11°08'17" West 162.03 feet;

Thence North 0°23'42" West 114.58 feet;

Thence North 7°49'25" West 74.56 feet;

Thence North 14°04'25" West 215.98 feet;

Thence North 11°34'44" East 22.57 feet;

Thence North 79°21'02" East 31.98 feet;

Thence South 74°03'41" East 161.98 feet;

Thence South 43°53'46" East 50.65 feet;

Thence South 19°57'18" East 166.32 feet;

Thence South 1°16'49" East 64.01 feet;

Thence South 9°37'39" East 15.96 feet;

Thence South 31°49'26" East 48.89 feet;

Thence South 62°15'59" East 52.41 feet;

Thence South 68°28'05" East 99.15 feet;



200706190039

Skagit County Auditor

Thence South 77°00'52" East 100.40 feet;  
Thence South 83°16'10" East 83.96 feet;  
Thence North 86°24'25" East 121.27 feet;  
Thence North 82°57'50" East 107.76 feet;  
Thence North 64°44'23" East 101.14 feet;  
Thence South 75°53'57" East 40.92 feet;  
Thence South 31°08'50" East 139.16 feet;  
Thence South 11°27'57" East 65.71 feet to a point on the South line of said Section 6;  
Thence continue into Section 7, Township 34 North, Range 3 East of the Willamette  
Meridian, South 11°27'57" East 63.43 feet;  
Thence South 1°35'24" East 106.31 feet;  
Thence South 42°52'58" East 106.99 feet;  
Thence South 60°40'03" East 129.11 feet;  
Thence South 74°52'20" East 289.53 feet;  
Thence South 89°19'46" East 44.43 feet;  
Thence North 74°05'57" East 103.99 feet;  
Thence North 57°44'17" East 135.65 feet;  
Thence North 76°57'11" East 29.50 feet;  
Thence South 83°38'19" East 144.78 feet to a terminus point on the East line of said  
Section 7, said terminus point being South 0°59'13" East 298.11 feet from the  
Northeast corner of said Section 7. (Sidelines of said 60.00 foot tract to be lengthened  
or shortened as necessary to conform with property lines).

Situated in Skagit County, Washington



200706190039  
Skagit County Auditor

6/19/2007 Page

5 of

5 11:20AM