

When Recorded Return to:

FIRST AMERICAN TITLE CO.
160 Cascade Place, #104
Burlington, WA 98233



200706200167

Skagit County Auditor

6/20/2007 Page

1 of

5 3:55PM

NOTICE OF CONTINUANCE
LAND CLASSIFIED AS CURRENT USE OR FOREST LAND
Chapter 84.34 And 84.33 Revised Code of Washington

Grantor(s) JACK D. MARTIN and MARY T. MARTIN

Grantee(s) FRANKIE SCOTT JOHNSON and Teresa Elizabeth Johnson

Legal Description COMPLETE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE
A PART HEREOF BY THIS REFERENCE AS EXHIBIT "A"

529
135
R10
Assessor's Property Tax Parcel or Account Number P45621, P45620 & P45624

Reference Numbers of Documents Assigned or Released 761430

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of this land, the new owner(s) must sign below. All new owners must sign. If the new owner(s) do(es) not desire to continue the classification or designation, all additional or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.120, 140 shall be due and payable by the seller or transferor at the time of sale. To determine if the land qualifies to continue classification or designation, the county assessor may be consulted.

Name of New Owner(s) FRANKIE SCOTT JOHNSON

TERESA ELIZABETH JOHNSON

Address 14177 Old Bragg Road
Kountze, TX 77625

Phone No. 409-363-9430

Excise Tax No. _____

File No. B88827

Taxing District Skagit

Date of Sale or Transfer May / 05 / 2007

Date of Notice / /

Interest in Property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other

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

A. **CLASSIFICATION UNDER CHAPTER 84.34 RCW.** I/we request that this land retains the current use classification as ☐ Open Space Land, ☒ Farm and Agricultural Land, ☐ Timberland, and I am/we are aware of the following use classification of the land:

1. **OPEN SPACE LAND MEANS EITHER:**

- a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly; or
- b) any land area, the preservation of which in its present use would: (i) conserve and enhance natural or scenic resources; (ii) protect streams or water supply; (iii) promote conservation of soils, wetlands, beaches, or tidal marshes; (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; (v) enhance recreation opportunities; (vi) preserve historic sites; (vii) preserve visual quality along highway, road, and street corridors or scenic vistas; or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification; or
- c) any land that meets the definition of farm and agricultural conservation land. "Farm and agricultural conservation land is either: (i) land that was previously classified as open space farm and agricultural land that no longer meets the criteria of farm and agricultural land, and that is reclassified as open space and under RCW 84.34.020(1); or (ii) land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

2. **FARM AND AGRICULTURAL LAND MEANS EITHER:**

- a) any land in contiguous ownership of twenty or more acres devoted: (i) primarily to the production of livestock or agricultural commodities, for commercial purposes; or (ii) enrolled in the federal conservation reserve program or its successor administered by the United States department of agriculture; or (iii) other similar commercial activities as may be established by rule; or
- b) any parcel of land at least five acres but less than twenty acres devoted primarily to agricultural uses and produces a gross income equal to two hundred dollars or more per acre per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any parcel of land that is less than five acres devoted primarily to agricultural uses and produces a gross income equal to fifteen hundred dollars or more per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the classified farm and agricultural land is classified pursuant to subsection (a) of this section, if the residence or housing is on or contiguous to the classified parcel, and the use of the residence or housing is integral to the use of the classified land for agricultural purposes.

Agricultural land also includes (i) land on which appurtenances necessary for the production, preparation, or sale of commercial agricultural products are situated when the appurtenances are used in conjunction with the land(s) producing agricultural products, (ii) land incidentally used for an activity or enterprise that is compatible with commercial agricultural purposes as long as the incidental use does not exceed twenty percent of the classified land, and (iii) any noncontiguous parcel of land from one to five acres in size that constitutes an integral part of the commercial agricultural operations of a classified parcel of farm and agricultural land.



3. **TIMBER LAND MEANS** any land in contiguous ownership of five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes and not classified as reforestation land pursuant to Chapter 84.28 RCW. Timber land means the land only.

I/we declare that I am/we are aware of the liability of withdrawal or removal of this land from classification to the following extent:

1. If the owner has filed the proper notice of request to withdraw the classified land and the land has been classified for a minimum of ten years he/she shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on delinquent property taxes. The additional tax and interest shall be paid for the preceding seven years.
2. If land is removed from classification because of a change to a non-conforming use, land is removed prior to the minimum ten year period, or land is removed because the owner(s) failed to comply with the two year notice of withdrawal he/she shall be liable to pay the additional tax and interest described in 1 above plus a penalty of twenty percent of the additional tax and interest. The additional tax, interest, and penalty shall be paid for the preceding seven years.
3. The additional tax, interest, and/or penalty shall not be imposed if the withdrawal or removal from 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 this power, said entity having manifested its intent in writing or by other official action;
 - c) a natural disaster such as a flood, windstorm, earthquake, or other calamity rather than by virtue of the act of the landowner changing the use of the classified land;
 - d) official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present classified use of the land;
 - e) transfer of land to a church when the land would qualify for exemption pursuant to RCW 84.36.020;
 - f) acquisition of property interests by a state or federal agency, county, city, town, metropolitan park district; metropolitan municipal corporation, nonprofit historic preservation corporation as defined in RCW 64.04.130, or nonprofit nature conservancy corporation or association as defined in RCW 84.34.250;
 - g) removal of classified farm and agricultural land on which the principal residence of the farm operator or owner or housing for employees;
 - 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; or
 - 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.

B CLASSIFICATION UNDER CHAPTER 84.33 RCW. I/we request that this land retain its ☐ classification or ☐ designation as forest land and I am/we are aware of the following definition of forest land:

FOREST LAND means and is synonymous with timber land and means all land in contiguous ownership of at least twenty acres that is primarily devoted to and used for growing and harvesting timber. Forest land means the land only.

- a) **CLASSIFIED FOREST LAND** is land whose highest and best use is the growing and harvesting of timber.
- b) **DESIGNATED FOREST LAND** is land that is primarily devoted to and used for growing and harvesting timber but whose value for other purposes may be greater than its value for use as forest land.

REV 64 0047-3 (1/03/00)



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I/we declare that I am/we are aware of the liability of removal of this land from classification or designation and upon removal a compensating tax shall be imposed that shall be equal to the difference between the amount of tax last levied on the land as forest land and an amount equal to the new assessed valuation of the land multiplied by the mileage rate of the last levy extended against the land, multiplied by a number, not greater than ten, equal to the number of years the land was classified or designated as forest land.

The compensating tax shall not be imposed if the removal of classification or designation resulted solely from:

- a) transfer to a government entity in exchange for other forest 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 this power;
- c) a donation of fee title, development rights, or the right to harvest timber, to a government agency or organization qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections or the sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the natural heritage council and natural heritage plan as defined in Chapter 79.70 RCW;
- d) the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes;
- e) official action by an agency of the State of Washington or by the county or city within which the land is located that disallows the present use of such land;
- f) the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120; or
- g) the creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

Agreement to tax according to use shall not be considered to be a contract and can be abrogated at any time by the legislature in which event no additional tax or penalty shall be imposed. (RCW 84.34.070).

Property Owner Frankie Scott Johnson Date 06/02/07
FRANKIE SCOTT JOHNSON

Address 14177 Old Bragg Road
Kountze, TX 77625
Property Owner [Signature] Date 06/02/07
TERESA ELIZABETH JOHNSON

Address 14177 Old Bragg Road, Kountze, TX 77625
Property Owner [Signature] Date 06/15/07
JACK D. MARTIN
P.O. Box 28
Rockport, WA 98283

Address _____
Property Owner [Signature] Date 06/15/07
MARY T. MARTIN
P.O. Box 28
Rockport, WA 98283
Address Rockport, WA 98283

REV 64 0047-4 (1/03/00)



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EXHIBIT "A"

Government Lot 4 of Section 29, Township 35 North, Range 10 East, W.M.;

TOGETHER WITH that portion of Government Lot 3 of said Section 29 that lies Southerly and Westerly of the Line described below;

ALSO TOGETHER WITH that portion of Government Lot 10 of said Section 29 that lies BOTH Southerly of the Line described below and Easterly of a line drawn parallel with the North/South centerline of said Section 29 at a point where this Easterly portion of Government Lot 10 South of the Line will when combined with Government Lot 4 as described herein and when combined with the portion of Government Lot 3 described herein will equal a total of 40.00 acres.

Line:

Beginning at a point on the 1/16 Section line which is 117.4 feet North of the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 10 East, W.M.; thence North 65 degrees 15' East 342.5 feet; thence North 69 degrees 30' East 200.0 feet; thence North 73 degrees 45' East 209.8 feet; thence North 67 degrees East 278.0 feet; thence North 73 degrees 45' East 750 feet; thence North 75 degrees 30' East 322.0 feet; thence North 62 Degrees 45' East 122.0 feet; thence North 72 degrees 15' East 310 feet; thence South 87 degrees 30' East 312.0 feet; thence South 89 degrees 30' East 556.0 feet; thence South 15 degrees 15' East 567.6 feet; thence South 27 degrees East 390.0 feet; thence South 47 degrees 15' East 496.8 feet to a point on the East Section line of said Section 29 which is North of the Southeast section corner 2,407.0 feet.

TOGETHER WITH non-exclusive easements for ingress and egress to said lots over and across the following described properties as more fully described on Auditor's File Nos. 8305230041 and 8703310004:

The West 60 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 35 North, Range 10 East, W.M., lying North of the County (Martin Ranch) Road; and in Section 28 of said Township and Range, the West 60 Feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the South 40 feet of the West 60 feet of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the South and West 40 feet of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the South 40 feet of the West 40 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; and in Section 29 of said Township and Range, the South 40 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.

