

When Recorded Return to:

Jack R. Wallace, Attorney  
P.O. Box 372  
Burlington, WA 98233



200904080057  
Skagit County Auditor

4/8/2009 Page

1 of

6 10:53AM

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

Grantor(s) Lester C. Merritt as Pers. Rep of the Estate of Evelyn Bernice Merritt, dec'd

Grantee(s) Lester C. Merritt as Trustee of the Bernice Merritt Testamentary Trust

Legal Description See Exhibit "A" attached

S 19  
T 35  
R 3

Assessor's Property Tax Parcel or Account Number P34472; P113600; P334489

Reference Numbers of Documents Assigned or Released 762974 880154

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) Bernice Merritt Testamentary Trust

c/o Lester C. Merritt, Trustee

Address 9140 Bayview Edison Road

Bow, WA 98232

Phone No. 360/766-6264

Excise Tax No. \_\_\_\_\_

File No. \_\_\_\_\_

Taxing District \_\_\_\_\_

Date of Sale or Transfer 3 1 26 1 09

Date of Notice 3 1 26 1 09

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.



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.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Lester C. Merritt, Trustee

*Lester C Merritt*

2/26/09  
Date

Property Owner  
Bernice Merritt Testamentary Trust

9140 Bayview Edison Road, Bow, WA 98232

Address

Property Owner

Date

Address

Property Owner

Date

Address

Property Owner

Date

Address

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



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Skagit County Auditor

EXHIBIT "A"

Property Tax Parcel No's. 34472, 113600 and 34489

**LEGAL DESCRIPTION**

All that portion of Government Lot 1 in Section 19, Township 35 North, Range 3 East, W.M., EXCEPT the four following described parcels:

- 1.) Dike, ditch and County road rights-of-way;
- 2.) Commencing at a point 1602 feet West of the Northeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 35 North, Range 3 East, W.M.; thence South 4 degrees East, 62 feet; thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet; thence North 8 degrees 20' West, 214.3 feet; thence East 311.8 feet to the place of beginning. (P34498)
- 3.) Beginning at the Northeast corner of said Section 19; thence West along the North line of said subdivision 1331.31 feet to the Northwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 19; thence South 78 degrees 47'26" West for 2146.37 feet to the true point of beginning of this description on the Northwesterly margin of Bay View-Edison County Road; thence North 37 degrees 39' West for 129.01 feet; thence South 63 degrees 34'33" West for 152.94 feet to the Northeasterly boundary of those premises conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, on page 27, in Volume 134 of Deeds, records of Skagit County, Washington; thence South 37 degrees 39' East along said boundary for 192.06 feet to the Northwesterly margin of County road; thence North 39 degrees 50'29" East along said Northwesterly margin for 153.65 feet to the true point of beginning. (P34473)
- 4.) Commencing at a point on the South line of said Government Lot 1 that bears North 89 degrees 54'00" West 1149.34 feet from it's Southeast corner; more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1378.14 feet, at which point the tangent to the curve bears North 1 degree 20'31" East; thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1378.14 feet and a central angle of 22 degrees 19'09", an arc distance of 536.85 feet to the TRUE POINT OF BEGINNING; thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1378.14 feet and a central angle of 11 degrees 36'18", an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's file No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that description for deed dated 3-06-73 and unrecorded survey map dated 3-05-73, aka Short Plat No. 19-73 currently on file with the Skagit County Public Works Department; thence leaving said road North 38 degrees 24'54" West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances: South 35 degrees 16'57" West, 117.26 feet; South 13 degrees 26'08" West, 82.90 feet; South 33 degrees 11'18" West, 81.41 feet; South 17 degrees 30'04" West, 122.42 feet to a point which bears North 75 degrees 01'43" West, a distance of 164.70 feet, more or less, from the Point Of Beginning; thence



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departing said base of ridge South 75 degrees 01'43" East, a distance of 164.70 feet to the Point Of Beginning, and containing approximately 1.41 acres. (P124736)

All situate in the County of Skagit, State of Washington.



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