

When recorded return to:



201409250084

Skagit County Auditor

\$75.00

9/25/2014 Page

1 of

4 3:42PM

**Notice of Removal of Designated Forest Land  
and Compensating Tax Calculation  
Chapter 84.33 RCW**

SKAGIT

County

Grantor or County: Skagit County

Grantee or Property Owner: Lonesome Valley LLC

Mailing Address: 1700 Continental PL

City: Mount Vernon

State: WA

Zip: 98273

Property Address: 9570, 9596, 9698, 9710 Lonesome Valley Lane, Marblemount, WA 98267

Legal Description: LOTS 1-4 OF SKAGIT CO S/P#96-0078, APP 11-18-96, REC 12-3-96 AF#  
96120030069 VOL 12 OF S/P PGS 161 & 162, REC OF SKAGIT CO

Assessor's Parcel/Account Number: P45530, P110610, P110611, P110612

Reference Numbers of Documents Assigned or Released: CF/DF VIO#11-2014

You are hereby notified that the above described property has been removed from designated forest land as of 09/22/2014. The land no longer meets the definition and/or provisions of designated forest land for the following reason(s):

SALE TO A GOVERNMENT ENTITY CITY OF SEATTLE CITY LIGHT (SCL) FOR  
CONSERVATION PURPOSES

If compensating tax is due, it is payable to the County Treasurer 30 days from the date of this notice. Any amount unpaid on its due date is considered delinquent. From the date of delinquency until paid, interest will be charged at the same rate applied by law to delinquent ad valorem property taxes. The county may begin foreclosure proceedings as provided in RCW 84.64.050 if the compensating tax and interest remain unpaid.

Is removal subject to compensating tax? ☐ Yes ☒ No

If yes, go to page two and complete the rest of the form. If no, complete questions 1-4 below.

1. Date of removal: 09/22/2014

2. Calculate amount due in #2 (recording fee only) and #4 (calculation of tax for remainder of current year).

3. Reason for exception (see page 4 for exceptions) 4. PURCHASED FOR CONSERVATION

4. Provide a brief explanation on why removal meets the exception listed in #3.

COMPENSATING TAXES BECOME A LIEN IF LAND USE CHANGES; NO TAX AT THIS TIME

County Assessor or Deputy: C. Samuel Date of Notice: 09/25/2014

Total Compensating Tax Due: \$0.00

Payment Due Date: \_\_\_\_\_

(See #3 on next page)

## Compensating Tax

Compensating tax recaptures taxes that would have been paid on the land if it had been assessed and taxed at its true and fair value instead of the forest land value. The assessor uses the current year's levy rate, the last assessed forest land value, and the true and fair value as of January 1<sup>st</sup> of the year of removal from designation to calculate the compensating tax for the land being removed. The compensating tax due is the difference between the amount of taxes assessed at the forest land value on the land being removed and the taxes that would have been paid at the true and fair value for the period of time the land was so classified or designated as forest land, up to a maximum of nine years, plus an amount using the same calculation for the current year, up to the date of removal.

## Reclassification

You may apply to have the land reclassified as either Open Space Land, Farm and Agricultural Land or Timber Land under chapter 84.34 RCW. If an application for reclassification is received within 30 days of the postmark date of this notice, the land will not be removed from designation until the application is denied. If an application for reclassification was previously denied, a reapplication covering the same parcel of land, or a portion thereof, may not be submitted to the granting authority until 365 days have elapsed from the date the initial application for reclassification was received. WAC 458-20-215(8)

## Appeal

The property owner or person responsible for the payment of taxes may appeal the assessor's removal from designation and/or the true and fair value calculated as of January 1 of the year of removal to the County Board of Equalization. Said Board may be reconvened to consider these appeals. The petition must be filed with the Board on or before July 1 of the year of the assessment or determination, or within thirty days after the notice has been mailed, or within a time limit of up to sixty days adopted by the county legislative authority, whichever is later. A petition form may be obtained by either contacting the assessor or the county board of equalization in the county in which the land is located. County contact information can be found at the following website:

<http://dor.wa.gov/Content/FindTaxesAndRates/PropertyTax/Links.aspx>

## Compensating Tax is Not Imposed if the Removal From Designation Resulted Solely From:

1. Transfer to a government entity in exchange for other forest land located within the state;
2. 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 based on official action taken by the entity and confirmed in writing;
3. A donation of fee title, development rights or the right to harvest timber, to a government agency or organization listed in RCW 84.34.210 and 64.04.130 for the purposes stated in those sections. When land is no longer used for these purposes, compensating tax will be imposed upon the current owner;



4. 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, or approved for state natural resources conservation area purposes as defined in chapter 79.71 RCW, or for acquisition and management as a community forest trust as defined in chapter 79.155 RCW. When land is no longer used for these purposes, compensating tax will be imposed upon the current owner;
5. The sale or transfer of fee title to the Parks and Recreation Commission for park and recreation purposes;
6. Official action by an agency of the state of Washington or by the county or city which the land is located that disallows the present use of such land;
7. The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
8. The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
9. The sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as designated forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993 and the individual(s) or entity(ies) who received the land from the deceased owner is selling or transferring the land. The date of death shown on a death certificate is the date used;
10. The discovery that the land was designated in error through no fault of the owner; or
11. A transfer of a property interest, in a county with a population of more than six hundred thousand inhabitants or in a county with a population of at least two hundred forty-five thousand inhabitants that borders Puget Sound as defined in RCW 90.71.010, to a government entity, or to a nonprofit historic preservation corporation or nonprofit nature conservancy corporation, as defined in RCW 64.04.130, to protect or enhance public resources, or to preserve, maintain, improve, restore, limit the future use of, or otherwise to conserve for public use or enjoyment, the property interest being transferred. At such time as the land is not used for the purposes enumerated, the compensating tax shall be imposed upon the current owner.

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.



Escrow No.: 107132

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 1 through 4 of Skagit County Short Plat No. 96-0078, approved November 18, 1996 and recorded December 3, 1996 under Auditor's File No. 9612030069 in Volume 12 of Short Plats, pages 161 and 162, records of Skagit County, Washington; being a portion of the North 1/2 of the Southeast 1/4 of Section 23, Township 35 North, Range 10 East, W.M..



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