



202211040037

11/04/2022 11:10 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When Recorded Return to:

SKAGIT COUNTY ASSESSOR
700 SOUTH SECOND STREET ROOM 204
MOUNT VERNON, WA 98273

Notice of Withdrawal from Current Use

Grantor (County): SKAGIT
Grantee (Property Owner): PATRICK ROAD LLC Parcel No/Acct. No: P90024
Mailing Address: 8817 E FOOTHILL DRIVE

City SCOTTSDALE State AZ Zip 85255
Legal Description: PTN OF NE 1/4 OF NW 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST
W.M., SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Reference Numbers of Documents Assigned or Released: F & A AF#8002010025 / Vio #30-2022

You are hereby notified that the current use classification for all or a portion of the above described property which has been classified as:

- Open Space Land Timber Land Farm and Agricultural Land

is being withdrawn from classification as of January 1, 2022.

Date Notice of Request to Withdraw was Received by Assessor NOVEMBER 2, 2022

Partial Withdrawal: (Legal description of portion of property to be withdrawn.)

Additional Tax:

Upon withdrawal 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 withdrawal.
- 2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020.

SKAGIT

Open Space Loss Worksheet
for Property 90024

11/4/2022 12:38:10PM

Change in Use Date: November 04, 2022

Acres Removed: 21.4000

Non-Senior

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest Override
Current Tax Year	\$1,798,300.00	\$8,100.00	10.162	0.848836	\$15,421.20	\$89.46	\$15,351.74	\$1,074.62	\$16,426.36
Remainder of Year	\$1,798,300.00	\$8,100.00	10.162	0.156164	\$2,883.92	\$12.85	\$2,841.07	\$0.00	\$2,841.07
Total									\$19,267.43

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due from 4/30	Interest Due	Tax & Interest
1	2020 - 2021	\$1,563,800.00	\$8,100.00	\$1,555,700.00	46	10.889	\$16,940.63	\$3,218.72	\$20,159.35
2	2019 - 2020	\$1,563,800.00	\$8,700.00	\$1,555,100.00	46	10.528	\$16,372.80	\$5,075.57	\$21,448.37
3	2018 - 2019	\$538,300.00	\$10,200.00	\$528,100.00	46	8.592	\$4,537.50	\$1,951.12	\$6,488.62
4	2017 - 2018	\$538,300.00	\$10,200.00	\$528,100.00	46	11.420	\$6,031.02	\$3,317.06	\$9,348.08
5	2016 - 2017	\$538,300.00	\$10,200.00	\$528,100.00	46	11.261	\$5,946.99	\$3,984.48	\$9,931.47
6	2015 - 2016	\$538,300.00	\$10,400.00	\$527,900.00	46	12.040	\$6,385.77	\$5,021.06	\$11,376.83
7	2014 - 2015	\$538,300.00	\$9,700.00	\$528,600.00	46	12.585	\$6,652.31	\$6,053.60	\$12,705.91
Total									\$91,458.63

Penalty: 0.00

Penalty Percent: 0.00%

Current Year Taxes Due: 19,267.43

Prior Year Taxes Due: 91,458.63

Total Prior Year Taxes Due: 91,458.63

Total Additional Taxes & Interest: 110,726.06

RECORDING FEE: \$207.50

Total Due: 110,933.56

EXHIBIT "A"

That part of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., lying West of the Northern Pacific Railway right-of-way and South of the Puget Sound and Baker River Railway right-of-way;

TOGETHER WITH that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of that certain tract conveyed by Patrick A. Rimmer Family Limited Partnership to the City of Sedro-Woolley by deed filed under Skagit County Auditors File No. 200912220005; thence N 2°42'09"W, a distance of 57.45 feet; thence S 88°22'21"W, a distance of 70.53 feet; thence S 2°25'31"E, a distance of 194.38 feet to a point on the north line of Michael Street at a curve concave to the northwest which radius point lies N 17°47'52"W, a distance of 15.50 feet; thence northeasterly along said curve through a central angle of 74°54'04", and an arc distance of 20.26 feet to a point on the west line of Patrick Street; thence N 2°42'11"W along the west line of Patrick Street, a distance of 120.62 feet to the northwest corner of said City of Sedro-Woolley parcel; thence N 87°17'51"E, a distance of 60.00 feet to the point of beginning. EXCEPT ditch rights-of-way;

ALSO EXCEPT road rights-of-way including those known as the Sapp Road and the East Jones Road along the Easterly and North lines thereof.

AND EXCEPT that portion conveyed to the City of Sedro Woolley by deed recorded November 25, 2008 under Auditor's File No. 200811250087.

AND EXCEPT the that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of Lot 4, Block 1, Moore's Addition to Woolley, as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; running thence east along the north lines of Block 1 and 2, a distance of 355 feet to the point of beginning of this description; thence north and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 245 feet; thence west and parallel with the north line of Moore's Addition, a distance of 284.47 feet; thence south and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 341.73 feet to a curve concave to the east which radius point lies N 78°57'09"E, a distance of 74.50 feet; thence southeasterly along said curve through a central angle of 31°41'04", and an arc distance of 41.20 feet to a point on the north line of State Route 20; thence N 87°55'35"E along said north line, a distance of 255.51 feet; thence N 2°26'37"W, a distance of 136.81 feet; thence N 88°22'21"E, a distance of 5.35 feet to the point of beginning.

Situate in Skagit County, Washington.

**Notice of Request to Withdraw
Current Use Assessment Classification
Chapter 84.34 RCW**

County

Grantor (Property Owner) FATRICK ROAD LLC
Grantee (County) SKAGIT
Legal Description 201 E JONES RD SEATTLE WASH WA 98184
21-4 CU FFA #10 AF# 8002010025

Assessor's Property Tax Parcel or Account Number 90024

Reference Numbers of Documents Assigned or Released

To County Assessor

I, _____, hereby request withdrawal of current use classification granted

under Chapter 84.34 RCW from the previously described property. Said property is presently classified as:

Open Space Land

Farm and Agricultural Land

Timber Land

This request for withdrawal includes:

All

Part of the classified land area

Legal description if portion of area is to be withdrawn:

I acknowledge that I am aware of the additional tax and interest liability that will be imposed when classification is withdrawn from the previously described land.

1. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
2. Land whose classification is removed because of a change to a nonconforming use, or whose classification is removed prior to the minimum 10 year period, shall be liable to pay the additional tax and interest described in Item 1 above, plus a penalty equal to 20% of the sum of the additional tax and interest. The additional tax, interest, and penalty shall be paid for a maximum of seven tax years.

3. The additional tax, interest, and penalty shall not be imposed if removal of classification resulted solely from:
 - (a) Transfer to a governmental 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, wildfire, 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 agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for purposes enumerated in those sections [see RCW 84.34.108(6)(f)];
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - (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 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;
 - (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 classified under this chapter continuously since 1993. The date of death shown on a death certificate is the date used; or
 - (l) The discovery that the land was classified in error through no fault of the owner.

Patrick A. Remmer
 Property Owner

8817 E. FOOTHILLS DR.
 Address
SCOTTSDALE AZ 85255
 City, State, Zip

11/2/2022
 Date