



202312210010

12/21/2023 09:22 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When Recorded Return to:

**Notice of Approval or Denial of Application for Classification
as Farm and Agriculture Land under RCW 84.34.020(2)**

Grantor (County) SKAGIT COUNTY
Grantee(s) (Property Owner(s)) VITAL FARMS LLC
Property Address(es) N/A
Legal Description(s) SEE ATTACHED EXHIBIT 'A' AND MAP
PORTION NE1/4 SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
Assessor's Property Tax Parcel(s) or Account Number(s) 9.60 AC, P24571, P62245, 1.30 AC P134333,
2.05 AC P134334
CU F&A #2-2023

Your application for the Farm and Agricultural land classification has been:

- ☒ Approved in Whole ☐ Approved in Part
☐ Denied in Whole ☐ Denied in Part

Partial Approval — Legal description(s) for partial approval.

Denial — A portion or all of the land described above has been denied classification. Reason for denial:

Appeal — A denial of an application for Farm and Agricultural land may be appealed to the County Board of Equalization. The petition must be filed with the board on or before July 1 of the year of the determination, or within thirty days after the date 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>

Kyffari Saben
Assessor/Deputy

12/21/2023
Date

Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor. When returned from auditor, send land owner a copy. Retain original with recording information.

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may use the Washington Relay Service by calling 711.

EXHIBIT 'A'

9.60 ACRES OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 N, RANGE 4 E., W.M., AND THAT PORTION OF GOVERNMENT LOTS 1, AND 4, SECTION 12, TOWNSHIP 34 N., RANGE 4 E., W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE OLD MEANDER LINE ALONG THE SOUTHWESTERLY SHORE OF CLEAR LAKE INTERSECTS THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE NORTH 12-15-00 EAST, A DISTANCE OF 193.8 FEET TO THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE NORTHWESTERLY FOLLOWING THE NEW MEANDER LINE, TO THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY, TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY FOLLOWING THE EASTERLY BOUNDARY OF SAID PLAT, TO THE SOUTH LINE OF GOVERNMENT LOT 1; THENCE EAST ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF BUCHANAN ACREAGE PLAT 1, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 62-56-27 EAST ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 9, A DISTANCE OF 86.75 FEET TO THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE NORTH 44-59-25 WEST ALONG SAID NEW MEANDER LINE, A DISTANCE OF 259.76 FEET; THENCE CONTINUING ALONG SAID NEW MEANDER LINE NORTH 38-44-56 WEST, A DISTANCE OF 144.54 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 671022; THENCE SOUTH 89-36-43 WEST ALONG THE SOUTH LINE OF SAID TEWALT TRACT, A DISTANCE OF 97.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PLAT OF BUCHANAN ACREAGE PLAT 1; THENCE SOUTH 41-14-20 EAST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 445.81 FEET; TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. AND EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 3 CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 671022 TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING.

LOTS 1, 4, 5, 6 AND 7, BUCHANAN ACREAGE PLAT 1, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH LOT 2, BUCHANAN ACREAGE PLAT 1, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF LOT 2, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 80 FEET; THENCE NORTHWESTERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT TO A POINT ON THE

NORTHERLY LINE OF SAID LOT, 80 FEET EASTERLY TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 80 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE NORTHWESTERLY HALF OF VACATED ALLEY.

1.30 ACRES OF LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS PER PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 41-14-20 EAST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 12.89 FEET TO THE CENTERLINE OF THE 25 FOOT WIDE LANE AS SHOWN ON SAID PLAT; THENCE NORTH 62-56-27 EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 72.04 FEET TO A POINT ON THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE NORTH 38-44-56 WEST ALONG SAID NEW MEANDER LINE, A DISTANCE OF 81.61 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AF# 671022; THENCE SOUTH 89-36-43 WEST ALONG THE SOUTH LINE OF SAID TEWALT TRACT, A DISTANCE OF 97.02 FEET TO THE EASTERLY LINE OF SAID LOT 8; THENCE SOUTH 41-14-20 EAST ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 127.35 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING. EXCEPT THAT PORTION OF LOT 8 OF THE PLAT OF BUCHANAN ACREAGE PLAT CONVEYED TO KATHRYN MARY TEWALT BY DEED DATED AUGUST 30, 1965 AND FILED UNDER SKAGIT COUNTY AF# 671022.

2.05 ACRES OF LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS PER PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF THE PLAT OF BUCHANAN ACREAGE PLAT 1 AS RECORDED IN VOLUME 4 OF PLATS AT PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 41-14-20 WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 12.89 FEET TO THE CENTERLINE OF THE 25 FOOT WIDE LANE AS SHOWN ON SAID PLAT; THENCE NORTH 62-56-27 EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 72.04 FEET TO A POINT ON THE NEW MEANDER LINE ESTABLISHED SEPTEMBER 12, 1914; THENCE SOUTH 38-44-56 EAST ALONG SAID NEW MEANDER LINE, A DISTANCE OF 62.92 FEET; THENCE SOUTH 44-59-25 EAST ALONG SAID NEW MEANDER LINE, A DISTANCE OF 259.76 FEET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 9 OF SAID PLAT; THENCE SOUTH 62-56-27 WEST, A DISTANCE OF 86.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTH 41-14-20 WEST ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 318.46 FEET TO THE POINT OF BEGINNING. TOGETHER WITH SHORE LANDS OF THE SECOND CLASS ADJOINING.

SKAGIT COUNTY ASSESSOR CURRENT USE MAP

CU F&A #2-2023
9.60 ACRES OF P24571, P62245, 1.30 ACRES OF
P134333 AND 2.05 ACRES OF P134334



0 125 249 498

Feet

Scale 1: 2,993



SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M.

12/21/2023

Date

Map Accuracy Warning: This map was created from available public records and existing map sources not from field surveys. Map features from all sources have been adjusted to achieve a best-fit registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field ground truthing. Errors can be as great as 300 feet on this document. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY. For questions about map accuracy, contact Skagit County GIS.

© Skagit County