

8103060029

Assessor's File No. 80

APPLICATION FOR CLASSIFICATION AS FARM AND AGRICULTURAL LAND
FOR CURRENT USE ASSESSMENT UNDER CHAPTER 84.34 REVISED CODE OF WASHINGTON

FILE WITH COUNTY ASSESSOR

Name of applicant TRIPLE F FARMS (Dick, Roy & Loyd FRAZIER) Phone 424-9136
Address 1633 McCorguedale RD Mt. Vernon Wash.
Property location South Skagit Highway (west end)

1. Interest in property: Fee Owner Contract Purchaser Other (Describe) _____

2. Assessor's parcel or account number: 303505
Legal description of land to be classified: See Attached legal description

3. Acreage
Total in application 95 Cultivated 90 Grazed _____
Farm woodlot _____ Is grazing land cultivated? Yes No

4. List property rented to others which is not affiliated with agricultural use and show the location on the map.
House & barn sit on 5 acres which we rent out.

5. Is this land subject to a lease or agreement which permits any other use than its present use? Yes No. (If yes, attach a copy of the lease or agreement)

6. Describe the present current use of each parcel of land that is the subject of this application.
13A Raspberries, 20A Spinach, 20A carrots 3A Cabbage, 5A seed??
29A wheat (1980 crop)

7. Describe the present improvements on this property (building, etc.)
This property has 4 bedroom house, large barn with a
machinery sheds

8. Attach a map of the property to show an outline of the current use of each area of the property such as: Livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.
Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

9. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land b and c). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year	19__	19__	19__	19__	19__	Ave.
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)						
List the annual gross income per acre for the last five (5) years						
If rented or leased, list the annual gross rental fee for the last five (5) years						

SKAGIT COUNTY ASSESSOR'S OFFICE

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NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of & typical crops, income, etc.

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FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) Land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
 - (b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
 - (c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.
- Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands."
- Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34

1. Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer on or before April 30 of the following year. The amount of such additional tax shall be equal to:
 - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
 - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest and penalty specified in (1) above, shall not be imposed if the removal 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 such power.
 - (c) Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
 - (d) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me this 31st
day of November, 1980

Edison Petroff
Notary Public in and for the State of
Washington
Residing at 1101 1/2 62nd Ave

OWNER(S) OR CONTRACT PURCHASER(S)
Dick W. Juzer
Roy Juzer
Joel Juzer

(See WAC 458-30-125)

FOR ASSESSORS USE ONLY

Date application received December 31, 1980
Amount of fee collected \$ _____
Application was: Approved Approved in part Denied
Owner notified on _____
Auditors File Number # 820300029

By Thomas R. Hall

Date Jan 5, 1981
Fee returned? Yes No Date _____
Date _____ **VOL 432 PAGE 354**

PROPERTY DESCRIPTION FOR THAT TRACT OF LAND TO BE CONVEYED BY GENEVIEVE E. LARSON, A WIDOW, TO DICK WILLIAM FRAZIER, ETAL.

All that portion of the following described tracts of land, described hereinafter as PARCELS "A", "B" and "C", lying Southerly of that County Road known as the South Skagit Highway, Easterly of the Northern Pacific Railway Right-Of-Way, Westerly of the East line of Government Lot 5 of Section 30, Township 35 North, Range 5 East, W.M., and North of the following described property division line:

Beginning at a point on the East line of said Government Lot 5 of said Section 30, which point bears N 0° 52' 37"W, a distance of 346.56 feet from the Southeast corner of said Government Lot 5, and which point also bears S 0° 52' 37"E, a distance of 238.74 feet from Point A, said Point A being the intersection of said East line of Government Lot 5 of said Section 30 and the center-line of the South Skagit Highway; thence S 29° 17' 11"W, a distance of 93.52 feet; thence S 54° 21' 46"W, a distance of 287.91 feet; thence S 68° 09' 56"W, a distance of 290.52 feet; thence S 73° 17' 32"W, a distance of 231.75 feet; thence S 68° 04' 00"W along the approximate center-line of a slough, a distance of 1160.00 feet; thence S 62° 46' 57"W along the approximate center-line of said slough, a distance of 517.97 feet; thence S 68° 28' 31"W, a distance of 329.50 feet; thence N 80° 08' 45"W, a distance of 158.55 feet; thence S 84° 24' 30"W along the approximate center-line of a slough, a distance of 840.00 feet; thence S 53° 28' 40"W along said approximate center-line of said slough, a distance of 592.89 feet, more or less, to a point on the South line of Government Lot 2 of Section 36, Township 35 North, Range 4 East, W.M.; thence N 88° 13' 11"W along the South line of said Government Lot 2, a distance of 974.44 feet to the point of intersection of said South line of Government Lot 2 with the center-line of that 100 foot strip conveyed to NORTHERN PACIFIC RAILWAY COMPANY for railroad purposes, and which point is the point of ending of this property division line; from which point of ending run N 18° 02' 35"W along the center-line of said Northern Pacific Railway Company right-of-way, a distance of 690.14 feet to the point of intersection with the center-line of the South Skagit Highway; thence run N 67° 18' 35"E along the center-line of said South Skagit Highway, a distance of 537.64 feet; thence on a curve to the left along said center-line, having a radius of 1432.39 feet, an arc distance of 319.93 feet; thence N 54° 30' 45"E along said center-line of said South Skagit Highway, a distance of 224.33 feet; thence on a curve to the right along said center-line, having a radius of 716.20 feet, an arc distance of 255.73 feet; thence N 74° 58' 15"E along said center-line of said South Skagit Highway, a distance of 173.00 feet to Point B, which Point B bears N 13° 42' 15"W, a distance of 87.86 feet from the Northeast corner of said Government Lot 2 of said Section 36; thence continuing N 74° 58' 15"E along said center-line of said South Skagit Highway, a distance of 1162.26 feet; thence on a curve to the right along said center-line, having a radius of 2864.79 feet, an arc distance of 578.12 feet; thence N 86° 32' 00"E along the center-line of said South Skagit Highway, a distance of 948.56 feet to Point C on the East line of Government Lot 5 of Section 25, Township 35 North, Range 4 East, W.M., and which Point C bears N 1° 49' 20"W, a distance of 523.46 feet from the Southeast corner of said Government Lot 5 of said Section 25; thence continuing N 86° 32' 00"E

2.
Property Description for that Tract of Land to be conveyed by Genevieve E. Larson, a widow, to Dick William Frazier, etal, cont'd.

along the center-line of said South Skagit Highway, a distance of 1275.87 feet to said Point A as described hereinabove.

PARCEL "A"

Government Lot 5 of Section 30, Township 35 North, Range 5 East, W.M., and the North $\frac{1}{2}$ of Government Lot 1 of Section 31, Township 35 North, Range 5 East, W.M.; EXCEPT that portion of said premises lying within the boundaries of that certain 100 foot strip of land conveyed to PUGET SOUND & CASCADE RAILWAY COMPANY for railroad purposes by deed recorded January 25, 1913 under Auditor's File No. 94828 in Volume 91 of Deeds, page 138; Also EXCEPT that portion of said premises lying within the boundaries of that certain 60 foot strip conveyed to Skagit County for road purposes by deed recorded July 20, 1949, under Auditor's File No. 433857; and ALSO EXCEPT that portion of said premises lying within the boundaries of that certain tract conveyed to A.E. HOLLAND by deed recorded June 1, 1891 under Auditor's File No. 2991 in Volume 19 of Deeds, page 466 described therein as follows:

"Commencing at a point 1130 feet North 82° 25' East of the meander post the corner of fractional Sections 25 and 30 on the left bank of the Skagit River; thence South 100 feet; thence East 50 feet; thence North 100 feet; thence West 50 feet to place of beginning, being in Lot 5, Section 30, Township 35 North, Range 5 East, W.M., Variation 22° 45' East February 16, 1891."

PARCEL "B"

Government Lot 5 of Section 25, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the boundaries of that certain tract of land conveyed to PUGET SOUND & CASCADE RAILWAY COMPANY by deed recorded October 15, 1912 under Auditor's File No. 93312 in Volume 90 of Deeds, page 350; and EXCEPT that portion thereof lying within the boundaries of those certain 60 foot strips of land conveyed to Skagit County for road purposes by deeds recorded July 20, 1949 and July 10, 1973 under Auditor's File Nos. 433857 and 787732.

PARCEL "C"

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Government Lot 1, and that portion of Government Lot 2 lying Easterly of the Easterly line of that certain 100 foot strip conveyed to NORTHERN PACIFIC RAILWAY COMPANY for railroad purposes by deed recorded October 28, 1912 under Auditor's File No. 93508 in Volume 90 of Deeds, page 409; all in Section 36, Township 35 North, Range 4 East, W.M.; EXCEPT that portion thereof lying within the boundaries of that certain 100 foot railroad right-of-way conveyed to PUGET SOUND & CASCADE RAILWAY COMPANY by deed recorded October 21, 1913 under Auditor's File No. 98908 in Volume 95 of Deeds, page 224 and by instrument recorded December 27, 1932 under Auditor's File No. 254092 in Volume 162 of Deeds, page 74; EXCEPT that portion thereof lying within the boundaries of those certain 60 foot strips of land conveyed to Skagit County for road purposes by deeds recorded May 13, 1922 and July 20, 1949 and July 10, 1973 under Auditor's File Nos. 156312, 433857 and 787732; ALSO EXCEPT that portion within the West 30 feet of the North 230 feet of said Government Lot 1 conveyed to Skagit County for road purposes by deed recorded October 3, 1916 under Auditor's File No. 115384 in Volume 105 of Deeds, page 38; and ALSO EXCEPT the following described tracts:

Page 3.

Property Description for that Tract of Land to be conveyed by Genevieve E. Larson, a widow, to Dick William Frazier, etal, cont'd.

1. Beginning at the intersection of the center-line of State Highway and the East line of the Northern Pacific Railway right-of-way; thence Easterly along the center-line of said State Highway, a distance of 191 feet; thence South parallel to the East line of said Northern Pacific Railway right-of-way, a distance of 187 feet; thence Westerly parallel to the center-line of said State Highway 191 feet to the East line of the Northern Pacific Railway right-of-way; thence North along said Northern Pacific Railway right-of-way 187 feet to the point of beginning, EXCEPT State Highway right-of-way.

2. Beginning at the intersection of the North line of State Highway right-of-way and the East line of the Northern Pacific Railway right-of-way; thence East along the North line of said State Highway right-of-way, a distance of 191 feet; thence North parallel to the East line of said Northern Pacific Railway right-of-way to the Skagit River; thence Westerly along the South bank of said Skagit River, to the East line of said Northern Pacific Railway right-of-way; thence South along the East line of said railway right-of-way to the point of beginning; EXCEPT that portion thereof within the boundaries of Government Lot 3 of said Section 36.

TOGETHER WITH that portion of vacated South Skagit Highway No. 1A which was vacated October 15, 1974 in Skagit County Commissioners File No. 13574 and which has reverted to said Parcels "A", "B" and "C" above described by operation of law.

Situate in the County of Skagit, State of Washington.

Gwynne D. Legro

GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
LEGRO & JUDY

GDL/hl

June 7, 1976

NO

FOR