



200011210004

, Skagit County Auditor

11/21/2000 Page 1 of 10 8:59:28AM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION  
AND ADDITIONAL TAX CALCULATIONS**

**Chapter 84.34 RCW**

**SKAGIT**

**COUNTY**

Grantor(s): Skagit County Assessor's Office

Grantee(s): John Peth & Sons, Inc.

Legal Description: Ptn NE1/4 Sec. 24, Twp. 36, Rge. 3 and Ptn Gov Lt 1 in Sec. 19, Twp. 36,  
Rge. 4 as described on page 3.

O/S 90 AF#781712 1974

Assessor's Property Tax Parcel or Account Number: P115710, P115707, P48441, P115709

Reference Numbers of Documents Assigned or Released: O/S Vio#58-2000

You are hereby notified that the current use classification for the above described property which has been classified as:

- Open Space Land
- Timber Land
- Farm and Agricultural Land

is being removed for the following reason:

- Owner's request
- Property no longer qualifies under Chapter 84.34 RCW
- Change to a use resulting in disqualification
- Exempt Owner
- Notice of Continuance not signed
- Other

\_\_\_\_\_  
(state specific reason)

## PENALTY AND APPEAL

The property owner may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The appeal must be filed within 30 calendar days following the date this notice is mailed.

Upon removal 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 removal in addition to the portion of the tax year when the removal takes place; plus
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax would had been paid without penalty to the date of removal; plus
3. A penalty of 20% added to the total amount computed in 1 and 2 above, **except** when the property owner complies with the withdrawal procedure specified in RCW 84.34.070, or where the additional tax is not applied as provided in 4 (below).
4. The additional tax specified in 1 and 2 (above) **shall not** be imposed if removal of 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 such power.
  - c) 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.
  - 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 organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(5)(f)).
  - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d) (farm homesite value).
  - 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 fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

*Ronda S. White*

County Assessor or Deputy

11/21/00

Date



That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M. and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence North 88 degrees 29'52" West along the South line thereof, a distance of 1,248.14 feet; thence North 24 degrees 28'14" East, a distance of 887.24 feet; thence South 88 degrees 27'07" East parallel with the North line of said Section 24, a distance of 943.79 feet; thence South 11 degrees 14'01" West, a distance of 484.14 feet; thence South 05 degrees 13'21" East, a distance of 341.32 feet to the point of beginning of this description.

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the Northwest corner of said Section 19; thence South 01 degrees 10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence North 38 degrees 44'16" East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence along said curve through a central angle of 100 degrees 26'51" and an arc length of 262.97 feet; thence South 41 degrees 00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57 degrees 06'08" and an arc length of 255.17 feet; thence South 16 degrees 05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118 degrees 31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61 degrees 56'19" and an arc length of 201.99 feet; thence South 40 degrees 29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56 degrees 40'17" and an arc length of 148.63 feet; thence North 82 degrees 49'51" East, a



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, Skagit County Auditor

distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55 degrees 12'12" and an arc length of 406.02 feet; thence South 41 degrees 57'57" East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet; thence along said curve through a central angle of 14 degrees 11'58" and an arc length of 49.57 feet; thence South 56 degrees 09'54" East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence South 38 degrees 44'16" West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of 26 degrees 30'16" and an arc length of 69.39 feet; thence South 12 degrees 13'59" West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Parcel 2:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and that portion of Government Lot 1 of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24 which lies North 88 degrees 29'52" West, a distance of 1,248.14 feet from the Southeast corner thereof; thence North 24 degrees 28'14" East, a distance of 887.24 feet; thence South 88 degrees 27'07" East parallel with the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 943.79 feet; thence North 13 degrees 16'20" West, a distance of 511.16 feet to the North line of said Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 27'07" West along said North line, a distance of 1,279.87 feet to the Northwest corner thereof; thence South 00 degrees 41'26" East along the West line of said Northeast 1/4 of the Northeast 1/4, a distance of 1,312.39 feet to the Southwest corner thereof; thence South 88 degrees 29'52" East along the South line of said Northeast 1/4 of the Northeast 1/4, a distance of 70.00 feet to the point of beginning of this description.

A non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the Northwest corner of said Section 19; thence South 01 degrees 10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description; thence North 38 degrees 44'16" East, a distance of 240.44 feet to the point of curvature of a curve to the right having a radius



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Skagit County Auditor

Commitment No. B62604

of 150.00 feet; thence along said curve through a central angle of 100 degrees 26'51" and an arc length of 262.97 feet; thence South 41 degrees 00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet; thence along said curve through a central angle of 57 degrees 06'08" and an arc length of 255.17 feet; thence South 16 degrees 05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet; thence along said curve through a central angle of 118 degrees 31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet; thence along said curve through a central angle of 61 degrees 56'19" and an arc length of 201.99 feet; thence South 40 degrees 29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet; thence along said curve through a central angle of 56 degrees 40'17" and an arc length of 148.63 feet; thence North 82 degrees 49'51" East, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet; thence along said curve through a central angle of 55 degrees 12'12" and an arc length of 406.02 feet; thence South 41 degrees 57'57" East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet; thence along said curve through a central angle of 14 degrees 11'58" and an arc length of 49.57 feet; thence South 56 degrees 09'54" East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description.

ALSO beginning at the above described Point A; thence South 38 degrees 44'16" West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet; thence along said curve through a central angle of 26 degrees 30'16" and an arc length of 69.39 feet; thence South 12 degrees 13'59" West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Parcel "B":

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances, over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter described Line "B".

Line A:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M.; thence South 86 degrees 40'31" East along the North line of said subdivision, a distance of 407.07 feet to the East right-of-way line of Colony Road; thence Northerly along a curve to the left having a chord bearing of North 21 degrees 03'34" East, a radius of 1175.92 feet, a central angle of 12 degrees 27'56", and an arc distance of 255.84 feet to the initial point of this line description; thence South 74 degrees 41'14" East, a distance of 95.56 feet to the terminal point of this line description.



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Line B:

Beginning at the terminal point of Line "A" above; thence South 74 degrees 41'14" East, a distance of 75.00 feet to the terminal point of this line description.

TOGETHER WITH well protection easements over, under and through a 200 foot diameter circle, the center of which is described as follows:

Commencing at the terminal point of Line "B" above; thence North 76 degrees 11'03" West, a distance of 10.29 feet to an existing well; thence South 63 degrees 25'00" West, a distance of 41.57 feet to a second existing well and center of the circle; thence North 18 degrees 26'04" West, a distance of 42.81 feet to an existing well and center of the third circle.

Parcel "C":

A non-exclusive easement for installation, maintenance and operation of waterlines and appurtenances over, under and through a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right-of-way line of Colony Road described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 36 North, Range 4 East, W.M.; thence South 86 degrees 40' 31" East along the North line of said subdivision, a distance of 341.06 to its intersection with the Westerly right-of-way line of the Colony Road, said point being the initial point of this line description and hereinafter referred to as Point A; thence Southwesterly along said right-of-way line on a curve to the right having a chord bearing of South 31 degrees 15' 05" West, a radius of 1115.92 feet, a central angle of 05 degrees 10' 01" and an arc length of 100.63; thence South 33 degrees 50' 06" West along said right-of-way line, a distance of 103.73 feet to the Northerly line of the 60 foot wide easement described in Deed to James Darin Jensen and Amy Louise Jensen, dated September 27, 1999, and recorded under Auditor's File No. 199910060076, and the terminal point of this line description.

TOGETHER WITH a like easement over a strip of land 20 feet wide lying Westerly of, adjacent to, and contiguous with the Westerly right-of-way line of Colony Road described as follows:

Beginning at Point A described above; thence Northeasterly along a curve to the left having a chord bearing of North 21 degrees 44' 05" East, a radius of 1115.92 feet a central angle of 13 degrees 52' 07" and an arc length of 270.11 feet to the terminal point of this line description.



200011210004

, Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: JOHN PETH & SONS INC  
13397 D'ARCY RD  
BOW, WA 98232

Account Number: 360419-0-001-0200 (P115710)

Levy Code: 1155

Legal Description: O/S#90 AF#781712 1974 PORTION OF PARCEL 2 LOCATED IN A PORTION OF THE GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUT

Violation Number: 58-2000

Date of Removal: 11/21/00 Date Notice sent to Owner: 11/22/00

Date Notice sent to Treasurer: 11/21/00

Auditor's File #:

You are hereby notified that the above described property has been removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 11/2000							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
00	13.6425	1,000	100	900	\$12.28	7%	\$13.14
99	13.6841	420	100	320	\$4.38	19%	\$5.21
98	13.3806	400	100	300	\$4.01	31%	\$5.25
97	14.4273	400	100	300	\$4.33	43%	\$6.19
96	13.6249	400	100	300	\$4.09	55%	\$6.34
95	14.3438	400	100	300	\$4.30	67%	\$7.18
94	13.3400	400	100	300	\$4.00	79%	\$7.16
						Subtotal	\$50.47
						20% Penalty on	\$37.33
							\$7.47
						Total Tax Due	\$57.94

These taxes are due and payable on or before 12/22/00.  
This is also a lien date.

11/21/00

Skagit County Treasurer  
P.O. Box 518  
Mount Vernon, WA 98273  
336-9350



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, Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: JOHN PETH & SONS INC  
13397 D'ARCY RD  
BOW, WA 98232

Account Number: 360419-0-001-0100 (P115707)

Levy Code: 1155

Legal Description: O/S#90 AF#781712 1974 THAT PORTION OF GOVERNMENT LOT 1 AKA  
A PORTION OF PARCEL 1 DEFINED AS FOLLOWS: COMMENCING A  
T THE NW CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00-

Violation Number: 58-2000

Date of Removal: 11/21/00 Date Notice sent to Owner: 11/22/00

Date Notice sent to Treasurer: 11/21/00

Auditor's File #:

You are hereby notified that the above described property has been  
removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 11/2000							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
00	13.6425	1,200	100	1,100	\$15.01	7%	\$16.06
99	13.6841	500	100	400	\$5.47	19%	\$6.51
98	13.3806	500	100	400	\$5.35	31%	\$7.01
97	14.4273	500	100	400	\$5.77	43%	\$8.25
96	13.6249	500	100	400	\$5.45	55%	\$8.45
95	14.3438	500	100	400	\$5.74	67%	\$9.59
94	13.3400	500	100	400	\$5.34	79%	\$9.56
						Subtotal	\$65.43
						20% Penalty on	\$49.37
						Total Tax Due	\$75.30

These taxes are due and payable on or before 12/22/00.  
This is also a lien date.

11/21/00

Skagit County Treasurer  
P.O. Box 518  
Mount Vernon, WA 98273  
336-9350



200011210004  
Skagit County Auditor



REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: JOHN PETH & SONS INC  
13397 D'ARCY RD  
BOW, WA 98232

Account Number: 360324-1-001-0004 (P48141)

Levy Code: 1210

Legal Description: O/S#90 AF#781712 1974 PTN OF NE1/4 AKA PORTION OF PARCEL 1  
DEFINED AS FOLLOWS: THAT PORTION OF THE NE1/4 NE1/4 OF SE  
C 24, TWP 36, RNG 3 AND THAT PORTION OF GOVERNMENT LOT 1 O

Violation Number: 58-2000

Date of Removal: 11/21/00 Date Notice sent to Owner: 11/22/00

Date Notice sent to Treasurer: 11/21/00

Auditor's File #:

You are hereby notified that the above described property has been  
removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

=====							
Violation Date 11/2000							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Value Difference	Tax Difference	Int	Totals
-----							
00	13.6932	71,700	3,500	68,200	\$933.88	7%	\$999.25
99	13.7364	71,520	3,400	68,120	\$935.72	19%	\$1,113.51
98	13.4336	71,520	3,400	68,120	\$915.10	31%	\$1,198.78
97	14.4886	52,100	3,500	48,600	\$704.15	43%	\$1,006.93
96	13.6750	52,100	3,500	48,600	\$664.61	55%	\$1,030.15
95	14.3755	52,100	3,300	48,800	\$701.52	67%	\$1,171.54
94	13.3711	43,400	2,700	40,700	\$544.20	79%	\$974.12
-----							
						Subtotal	\$7,494.28
						20% Penalty on	\$6,495.03
							\$1,299.01
						Total Tax Due	\$8,793.29
=====							

These taxes are due and payable on or before 12/22/00.  
This is also a lien date.

11/21/00

Skagit County Treasurer  
P.O. Box 518  
Mount Vernon, WA 98273  
336-9350



200011210004

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: JOHN PETH & SONS INC  
13397 D'ARCY RD  
BOW, WA 98232

Account Number: 360324-1-001-0100 (P115709)

Levy Code: 1210

Legal Description: O/S#90 AF#781712 1974 THAT PORTION OF THE PARCEL 2 LOCATED  
IN A PORTION OF NE1/4 DEFINED AS FOLLOWS: THAT PORTION OF  
THE NE1/4 NE1/4 OF SEC 24, TWP 36, RNG 3 AND THAT PORTION

Violation Number: 58-2000

Date of Removal: 11/21/00 Date Notice sent to Owner: 11/22/00

Date Notice sent to Treasurer: 11/21/00

Auditor's File #:

You are hereby notified that the above described property has been  
removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 11/2000							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
00	13.6932	71,700	1,700	70,000	\$958.52	7%	\$1,025.62
99	13.7364	39,900	1,700	38,200	\$524.73	19%	\$624.43
98	13.4336	39,900	1,900	38,000	\$510.48	31%	\$668.73
97	14.4886	52,600	1,700	50,900	\$737.47	43%	\$1,054.58
96	13.6750	52,600	1,700	50,900	\$696.06	55%	\$1,078.89
95	14.3755	52,600	1,700	50,900	\$731.71	67%	\$1,221.96
94	13.3711	43,800	1,500	42,300	\$565.60	79%	\$1,012.42
Subtotal							\$6,686.63
20% Penalty on							\$5,661.01 \$1,132.20
Total Tax Due							\$7,818.83

These taxes are due and payable on or before 12/22/00.  
This is also a lien date.

11/21/00

Skagit County Treasurer  
P.O. Box 518  
Mount Vernon, WA 98273  
336-9350



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