

When Recorded Return to:



200505170098
Skagit County Auditor

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**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS
Chapter 84.34 RCW
Skagit COUNTY**

Grantor(s): Skagit County Assessors Office
Grantee(s): Henson Chenoweth Properties

Legal Description:
Ptns of the SW1/4 of Sec. 29, Twp. 34, Rge. 4 as described on attached.

O/S#23 AF#8202180005 1983

Assessor's Property Tax Parcel or Account Number: P28641 and P28170
Reference Numbers of Documents Assigned or Released: C/U Vio#27-2005

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)(e) (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;
 - 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 this chapter 84.34 RCW continuously since 1993;
 - l) The sale or transfer of land 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 this chapter 84.34 RCW, continuously since 1993, and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991; or
 - m) The date of death shown on a death certificate is the date used.

Kendra S. White
County Assessor or Deputy

5/17/05
Date

(See Next Page for Current Use Assessment Additional Tax Statement.)



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Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; thence North along said East line to a point 20 feet South of the North line of said Northwest 1/4 of the Southwest 1/4; thence East parallel with and a distance of 20 feet South of said North line to the East line of said subdivision; thence South to the Southeast corner of said subdivision; thence West to the West line of that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555; thence Northerly along said West line to a point 400 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence West to a point 871.2 feet East of the East line of said Highway; thence North 350 feet; thence West 871.2 feet to the point of beginning; EXCEPT therefrom any portion lying Easterly of the Westerly line of said parcel conveyed under Auditor's File No. 893555; AND EXCEPT that portion lying Easterly of the Westerly line of that parcel conveyed from the State of Washington to Skagit County by deed recorded July 29, 1976 under Auditor's File No. 839826; AND ALSO EXCEPT portion conveyed to Skagit County by deeds recorded July 26, 1966 under Auditor's File Nos. 685925 and 685926; AND ALSO EXCEPT therefrom the following described parcel:

Beginning at a point on the East line of the right of way of the Old Pacific Highway 200 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence North along said highway right of way line 200 feet; thence Easterly parallel with the South line of said subdivision to a point 230 feet East of the center line of said Old Pacific Highway; thence North 50 feet; thence East parallel with the South line of said subdivision to a point 871.2 feet East of the center line of said Old Pacific Highway, which point is the true point of beginning; thence South 50 feet; thence East parallel with the South line of said Northwest 1/4 of the Southwest 1/4 24.22 feet, more or less, to the West line of the ditch right of way of Drainage District No. 17; thence Northerly following said ditch right of way line 50 feet, more or less, to a point which is East of the true point of beginning, as measured by a line drawn parallel to the South line of said Northwest 1/4 of the Southwest 1/4; thence West along said parallel line to the true point of beginning.

PARCEL "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old State Highway 99 (Old Pacific Highway) which is 750 feet North of the South line of said subdivision; thence East parallel with the South line of said subdivision 871.2 feet; thence South 100 feet; thence West parallel with the South line of said subdivision 871.2 feet to said East line of the Highway; thence North along said line 100 feet to the true point of beginning; EXCEPT therefrom that parcel conveyed to Drainage District No. 17 by deed recorded December 21, 1978 under Auditor's File No. 893555.

(Said Parcels "A" and "B", also known as Parcels "A" and "B" of Survey recorded under Auditor's File No. 9405310082, filed in Volume 15 of Surveys, pages 184-185, records of Skagit County)



200505170098

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: HENSON CHENOWETH PROPERTIES LP
17543 S SKYRIDGE DR
MOUNT VERNON, WA 98274

Account Number: 340429-0-034-0003 (P28170)
Levy Code: 2770
Legal Description: TAX 25 N 100FT OF S 750FT OF W 871.2FT DK 3 DT 93 O/S#23 A
F#8202180005 1983
Violation Number: 27-2005
Date of Removal: 05/17/05 Date Notice sent to Owner: 05/18/05
Date Notice sent to Treasurer: 05/17/05
Auditor's File #: 8202180005
You are hereby notified that the above described property has been
removed from OPEN SPACE FARM AND AGRICULTURE
The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

Violation Date 05/2005							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Value Difference	Tax Difference	Int	Totals
05	14.0218	209,100	2,300	206,800	\$2,899.71	1%	\$2,928.71
04	13.0580	209,100	2,200	206,900	\$2,701.70	13%	\$3,052.92
03	13.1982	209,100	2,300	206,800	\$2,729.39	25%	\$3,411.74
02	12.9397	209,000	2,300	206,700	\$2,674.64	37%	\$3,664.26
01	13.2240	165,500	2,300	163,200	\$2,158.16	49%	\$3,215.66
00	13.5808	100,100	2,300	97,800	\$1,328.20	61%	\$2,138.40
99	13.6166	100,100	2,200	97,900	\$1,333.07	73%	\$2,306.21
Subtotal					\$15,824.87		\$20,717.90
20% Penalty on					\$17,789.19		\$3,557.84
Total Tax Due							\$24,275.74

These taxes are due and payable on or before 06/20/05.
This is also a lien date.

05/17/05

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



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Skagit County Auditor

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REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: HENSON CHENOWETH PROPERTIES LP
17543 S SKYRIDGE DR
MOUNT VERNON, WA 98274

Account Number: 340429-3-006-0001 (P28641)

Levy Code: 2770

Legal Description: O/S#23 AF#8202180005 1983 NW1/4 SW1/4 LESS N 20FT & TRS ST
HWY R/ WOK 3 DT 93 & LESS PTN PARCEL 1-8171 TO ST HWY & R
T 3-006-02

Violation Number: 27-2005

Date of Removal: 05/17/05 Date Notice sent to Owner: 05/18/05

Date Notice sent to Treasurer: 05/17/05

Auditor's File #: 8202180005

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The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

=====							
Violation Date 05/2005							

Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals

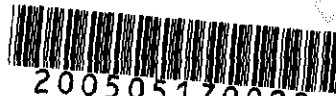
05	14.0218	894,900	10,800	884,100	\$12,396.67	1%	\$12,520.64
04	13.0580	894,900	10,400	884,500	\$11,549.80	13%	\$13,051.27
03	13.1982	894,900	10,900	884,000	\$11,667.21	25%	\$14,584.01
02	12.9397	894,800	11,000	883,800	\$11,436.11	37%	\$15,667.47
01	13.2240	739,900	11,000	728,900	\$9,638.97	49%	\$14,362.07
00	13.5808	450,900	11,000	439,900	\$5,974.19	61%	\$9,618.45
99	13.6166	450,900	10,900	440,000	\$5,991.30	73%	\$10,364.95

Subtotal					\$68,654.25		\$90,168.86
20% Penalty on					\$77,648.22		\$15,529.64
							Total Tax Due \$105,698.50
=====							

These taxes are due and payable on or before 06/20/05.
This is also a lien date.

05/17/05

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