

When Recorded Return to:



200601250113
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): Lohink, LLC

Legal Description:

That ptn of N1/2 of Sec. 1, Twp. 36, Rge. 3 as described on attached.

O/S#88 AF#776805 1974 & O/S#86 AF#776805 1974

Assessor's Property Tax Parcel or Account Number: P47530, P47514 & P47516

Reference Numbers of Documents Assigned or Released: C/U Vio#3-2006

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.



County Assessor or Deputy

1/25/06

Date

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



200601250113
Skagit County Auditor

Property Description Summary

PROPERTY ID..... P47514
XREF.ID..... 360301-1-001-0001

LEGAL DESCRIPTION... OPEN SPACE#86 #776805 1974-TRF#832245 SW1/4 NE1/4 LESS STRIP TO HWY & RT#1-00 1-01 LESS PORTION LYING NWLY OF FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NELY RIGHT OF WAY LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY AF#349150 WHICH IS NORTH 41-19-18 WEST, 224.87 FEET FROM ITS INTERSECTION WITH THE SOUTH LINE OF SAID N1/2 OF SECTION 1; THENCE NORTH 48-40-42 EAST, 1654.46 FEET TO THE WEST LINE OF PRIMARY STATE HIGHWAY #1 AT STATION LW975+50 ACCORDING TO PRIMARY STATE HIGHWAY #1 ALGERTO LAKE SAMISH PLANS, SHEET 3 OF 5, APPROVED JULY 29, 1958 & TERMINUS OF THIS LINE DESCRIPTION.

SITUS ADDRESS.....

OWNER NAME..... LOHINK LLC
OWNER ADDR-2..... 1016 S THIRD STREET
CITY, STATE ZIP.... MOUNT VERNON WA 98273

1 records listed.



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Skagit County Auditor

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Property Description Summary

PROPERTY ID..... P47530
XREF.ID..... 360301-2-005-0310

LEGAL DESCRIPTION... O/S#88 AF#776805 1974 TRF#832245 THAT PORTION SE1/4 NW1/4 LYING NWLY FO FOLLOWING DESCRIBED LINE & SELY OF BEAR CREEK: BEGINNING AT A POINT ON NELY RIGHT OF WAY LINE OF CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES AF#349150 WHICH IS NORTH 41-19-18 WEST, 836.77 FEET FROM ITS INTERSECTION WITH SOUTH LINE OF SAID N1/2 OF SECTION 1; THENCE NORTH 24-37-01 WEST ALONG LINE OF COUNTY ROAD, 94.21 FEET TO TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 33-16-23 EAST TO NORTH LINE OF SE1/4 NW1/4 & TERMINUS OF THIS LINE DESCRIPTION. ALSO THAT PORTION LYING SELY OF FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NELY RIGHT OF WAY LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY AF#349150 WHICH IS NORTH 41-19-18 WEST, 224.87 FEET FROM ITS INTERSECTION WITH THE SOUTH LINE OF SAID N1/2 OF SECTION 1 & TRUE POINT OF BEGINNING; THENCE NORTH 48-40-42 EAST TO THE EAST LINE OF SE1/4 NW1/4 & TERMINUS OF THIS LINE DESCRIPTION.

SITUS ADDRESS.....

OWNER NAME..... LOHINK LLC
OWNER ADDR 2..... 1016 S THIRD STREET
CITY, STATE ZIP.... MOUNT VERNON WA 98273

1 records listed.



200601250113
Skagit County Auditor

Property Description Summary

PROPERTY ID..... P47516
XREF.ID..... 360301-1-002-0000
LEGAL DESCRIPTION... SE1/4 NE1/4 W OF FRIDAY CRK & STRIP TO HWY OPEN SPACE#86
#776805 1974-TRF#832245
SITUS ADDRESS.....
OWNER NAME..... LOHINK LLC
OWNER ADDR 2..... 1016 S THIRD STREET
CITY, STATE ZIP.... MOUNT VERNON WA 98273

1 records listed.



200601250113
Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: LOHINK LLC
1016 S THIRD STREET
MOUNT VERNON, WA 98273

Account Number: 360301-1-001-0001 (P47514)
Levy Code: 1155
Legal Description: OPEN SPACE#86 #776805 1974-TRF#832245 SW1/4 NE1/4 LESS STR
IP TO HWY & RT#1-00 1-01 LESS PORTION LYING NWLY OF FOLLO
WING DESCRIBED LINE: BEGINNING AT A POINT ON THE NELY RIGH
Violation Number: 3-2006
Date of Removal: 01/25/06 Date Notice sent to Owner: 01/26/06
Date Notice sent to Treasurer: 01/25/06
Auditor's File #: 776805
You are hereby notified that the above described property has been
removed from
The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

=====							
Violation Date 01/2006							

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

06	11.4173	126,300	3,200	123,100	\$1,405.47	0%	\$1,405.47
05	12.1788	116,300	3,300	113,000	\$1,376.20	9%	\$1,500.06
04	12.7182	116,300	3,300	113,000	\$1,437.16	21%	\$1,738.96
03	12.8163	116,300	3,000	113,300	\$1,452.09	33%	\$1,931.28
02	13.2706	35,700	3,100	32,600	\$432.62	45%	\$627.30
01	13.3853	35,700	3,100	32,600	\$436.36	57%	\$685.09
00	13.6425	35,700	3,100	32,600	\$444.75	69%	\$751.63

Subtotal					\$6,984.65		\$8,639.79
20% Penalty on					\$7,234.32		\$1,446.86
Total Tax Due							\$10,086.65
=====							

These taxes are due and payable on or before 02/28/06.
This is also a lien date.

01/25/06

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



200601250113
Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: LOHINK LLC
1016 S THIRD STREET
MOUNT VERNON, WA 98273

Account Number: 360301-2-005-0310 (P47530)

Levy Code: 1155

Legal Description: O/S#88 AF#776805 1974 TRF#832245 THAT PORTION SE1/4 NW1/4
LYING NWLY FO FOLLOWING DESCRIBED LINE & SELY OF BEAR CREE
K: BEGINNING AT A POINT ON NELY RIGHT OF WAY LINE OF CERTA

Violation Number: 3-2006

Date of Removal: 01/25/06 Date Notice sent to Owner: 01/26/06

Date Notice sent to Treasurer: 01/25/06

Auditor's File #: 776805

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

The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

=====							
Violation Date 01/2006							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Value Difference	Tax Difference	Int	Totals
06	11.4173	9,700	400	9,300	\$106.18	0%	\$106.18
05	12.1788	9,700	400	9,300	\$113.26	9%	\$123.45
04	12.7182	9,700	400	9,300	\$118.28	21%	\$143.12
03	12.8163	9,700	400	9,300	\$119.19	33%	\$158.52
02	13.2706	5,400	300	5,100	\$67.68	45%	\$98.14
01	13.3853	5,400	300	5,100	\$68.27	57%	\$107.18
00	13.6425	5,400	300	5,100	\$69.58	69%	\$117.59
Subtotal					\$662.44		\$854.18
20% Penalty on					\$748.00		\$149.60
Total Tax Due							\$1,003.78

These taxes are due and payable on or before 02/28/06.
This is also a lien date.

01/25/06

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: LOHINK LLC
1016 S THIRD STREET
MOUNT VERNON, WA 98273

Account Number: 360301-1-002-0000 (P47516)
Levy Code: 1155
Legal Description: SE1/4 NE1/4 W OF FRIDAY CRK & STRIP TO HWY OPEN SPACE#86 #
776805 1974-TRF#832245
Violation Number: 3-2006
Date of Removal: 01/25/06 Date Notice sent to Owner: 01/26/06
Date Notice sent to Treasurer: 01/25/06
Auditor's File #: 776805
You are hereby notified that the above described property has been
removed from
The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

Violation Date 01/2006							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Difference	Tax Difference	Int	Totals
06	11.4173	700	100	600	\$6.85	0%	\$6.85
05	12.1788	700	100	600	\$7.31	9%	\$7.97
04	12.7182	700	100	600	\$7.63	21%	\$9.23
03	12.8163	700	100	600	\$7.69	33%	\$10.23
02	13.2706	500	100	400	\$5.31	45%	\$7.70
01	13.3853	500	100	400	\$5.35	57%	\$8.40
00	13.6425	500	100	400	\$5.46	69%	\$9.23
Subtotal					\$45.60		\$59.61
20% Penalty on					\$52.76		\$10.55
					Total Tax Due		\$70.16

These taxes are due and payable on or before 02/28/06.
This is also a lien date.

01/25/06

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



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Skagit County Auditor