

When Recorded Return to:

Tada, LLC  
c/o 22304 State Route 9  
Mount Vernon, WA 98274



200604260016  
Skagit County Auditor

4/26/2006 Page 1 of 6 9:04AM

**NOTICE OF CONTINUANCE**  
**LAND CLASSIFIED AS CURRENT USE OR FOREST LAND**  
Chapter 84.34 And 84.33 Revised Code of Washington

Grantor(s) Tada LLC and Alfred N. Carlson, Jr. & Virginia M. Carlson

Grantee(s) Tada LLC

Legal Description Portions of the N 1/2 of Section 25, Township 33 North, Range 4 East, W.M., more particularly described on the attachment hereto.

Assessor's Property Tax Parcel or Account Number P17227 P123839 P121695 P123835 Por. P17305  
Reference Numbers of Documents Assigned or Released 930369 752014

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of this land, the new owner(s) must sign below. All new owners must sign. If the new owner(s) do(es) not desire to continue the classification or designation, all additional or compensating tax calculated pursuant to RCW 84.34.108 or RCW 84.33.120, 140 shall be due and payable by the seller or transferor at the time of sale. To determine if the land qualifies to continue classification or designation, the county assessor may be consulted.

Name of New Owner(s) Tada LLC

Address c/o 22304 State Route 9  
Mount Vernon, WA 98274

Phone No. \_\_\_\_\_ Excise Tax No. \_\_\_\_\_

File No. \_\_\_\_\_ Taxing District \_\_\_\_\_

Date of Sale or Transfer  / / Date of Notice  / /

Interest in Property:  Fee Owner  Contract Purchaser  Other

To inquire about the availability of this notice in an alternate format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985

**A. CLASSIFICATION UNDER CHAPTER 84.34 RCW.** I/we request that this land retains the current use classification as  Open Space Land,  Farm and Agricultural Land,  Timberland, and I am/we are aware of the following use classification of the land:

**1. OPEN SPACE LAND MEANS EITHER:**

- a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly; or
- b) any land area, the preservation of which in its present use would: (i) conserve and enhance natural or scenic resources; (ii) protect streams or water supply; (iii) promote conservation of soils, wetlands, beaches, or tidal marshes; (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; (v) enhance recreation opportunities; (vi) preserve historic sites; (vii) preserve visual quality along highway, road, and street corridors or scenic vistas; or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification; or
- c) any land that meets the definition of farm and agricultural conservation land. "Farm and agricultural conservation land is either: (i) land that was previously classified as open space farm and agricultural land that no longer meets the criteria of farm and agricultural land, and that is reclassified as open space and under RCW 84.34.020(1); or (ii) land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

**2. FARM AND AGRICULTURAL LAND MEANS EITHER:**

- a) any land in contiguous ownership of twenty or more acres devoted: (i) primarily to the production of livestock or agricultural commodities, for commercial purposes; or (ii) enrolled in the federal conservation reserve program or its successor administered by the United States department of agriculture; or (iii) other similar commercial activities as may be established by rule: or
- b) any parcel of land at least five acres but less than twenty acres devoted primarily to agricultural uses and produces a gross income equal to two hundred dollars or more per acre per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any parcel of land that is less than five acres devoted primarily to agricultural uses and produces a gross income equal to fifteen hundred dollars or more per year for three out of the five calendar years preceding the date of application for classification under chapter 84.34 RCW; or
- d) any land on which the principal place of residence of the farm operator or owner of land or housing for employees is sited if the classified farm and agricultural land is classified pursuant to subsection (a) of this section, if the residence or housing is on or contiguous to the classified parcel, and the use of the residence or housing is integral to the use of the classified land for agricultural purposes.

Agricultural land also includes (i) land on which appurtenances necessary for the production, preparation, or sale of commercial agricultural products are situated when the appurtenances are used in conjunction with the land(s) producing agricultural products, (ii) land incidentally used for an activity or enterprise that is compatible with commercial agricultural purposes as long as the incidental use does not exceed twenty percent of the classified land, and (iii) any noncontiguous parcel of land from one to five acres in size that constitutes an integral part of the commercial agricultural operations of a classified parcel of farm and agricultural land.



3. **TIMBER LAND MEANS** any land in contiguous ownership of five or more acres devoted primarily to the growing and harvesting of forest crops for commercial purposes and not classified as reforestation land pursuant to Chapter 84.28 RCW. Timber land means the land only.

I/we declare that I am/we are aware of the liability of withdrawal or removal of this land from classification to the following extent:

1. If the owner has filed the proper notice of request to withdraw the classified land and the land has been classified for a minimum of ten years he/she shall pay an amount equal to the difference between the tax computed on the basis of "current use" and the tax computed on the basis of true and fair value plus interest at the same statutory rate charged on delinquent property taxes. The additional tax and interest shall be paid for the preceding seven years.
2. If land is removed from classification because of a change to a non-conforming use, land is removed prior to the minimum ten year period, or land is removed because the owner(s) failed to comply with the two year notice of withdrawal he/she shall be liable to pay the additional tax and interest described in 1 above plus a penalty of twenty percent of the additional tax and interest. The additional tax, interest, and penalty shall be paid for the preceding seven years.
3. The additional tax, interest, and/or penalty shall not be imposed if the withdrawal or removal from 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 this power, said entity having manifested its intent in writing or by other official action;
  - c) a natural disaster such as a flood, windstorm, earthquake, or other calamity rather than by virtue of the act of the landowner changing the use of the classified land;
  - d) official action by an agency of the state of Washington or by the county or city within which the land is located that disallows the present classified use of the land;
  - e) transfer of land to a church when the land would qualify for exemption pursuant to RCW 84.36.020;
  - f) acquisition of property interests by a state or federal agency, county, city, town, metropolitan park district; metropolitan municipal corporation, nonprofit historic preservation corporation as defined in RCW 64.04.130, or nonprofit nature conservancy corporation or association as defined in RCW 84.34.250;
  - g) removal of classified farm and agricultural land on which the principal residence of the farm operator or owner or housing for employees;
  - 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; or
  - 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.

**B CLASSIFICATION UNDER CHAPTER 84.33 RCW.** I/we request that this land retain its  classification or  designation as forest land and I am/we are aware of the following definition of forest land:

**FOREST LAND** means and is synonymous with timber land and means all land in contiguous ownership of at least twenty acres that is primarily devoted to and used for growing and harvesting timber. Forest land means the land only.

- a) **CLASSIFIED FOREST LAND** is land whose highest and best use is the growing and harvesting of timber.
- b) **DESIGNATED FOREST LAND** is land that is primarily devoted to and used for growing and harvesting timber but whose value for other purposes may be greater than its value for use as forest land.

REV 64 0047-3 (1/03/00)



200604260016

Skagit County Auditor

I/we declare that I am/we are aware of the liability of removal of this land from classification or designation and upon removal a compensating tax shall be imposed that shall be equal to the difference between the amount of tax last levied on the land as forest land and an amount equal to the new assessed valuation of the land multiplied by the mileage rate of the last levy extended against the land, multiplied by a number, not greater than ten, equal to the number of years the land was classified or designated as forest land.

The compensating tax shall not be imposed if the removal of classification or designation resulted solely from:

- a) transfer to a government entity in exchange for other forest 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 this power;
- c) a donation of fee title, development rights, or the right to harvest timber, to a government agency or organization qualified under RCW 84.34.210 and 64.04.130 for the purposes enumerated in those sections or the sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the natural heritage council and natural heritage plan as defined in Chapter 79.70 RCW;
- d) the sale or transfer of fee title to the parks and recreation commission for park and recreation purposes;
- e) official action by an agency of the State of Washington or by the county or city within which the land is located that disallows the present use of such land;
- f) the creation, sale, or transfer of forestry riparian easements under RCW 76.13.120; or
- g) the creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

Agreement to tax according to use shall not be considered to be a contract and can be abrogated at any time by the legislature in which event no additional tax or penalty shall be imposed. (RCW 84.34.070).

Tada LLC by its Managing Member: \_\_\_\_\_ / /  
Property Owner Date  
c/o 22 304 State Route 9 \_\_\_\_\_  
Mount Vernon, WA 98274 \_\_\_\_\_  
Address

\_\_\_\_\_/ /  
Property Owner Date  
\_\_\_\_\_  
Address

\_\_\_\_\_/ /  
Property Owner Date  
\_\_\_\_\_  
Address

\_\_\_\_\_/ /  
Property Owner Date  
\_\_\_\_\_  
Address

REV 64 0047-4 (1/03/00)

  
200604260016  
Skagit County Auditor

Revised  
**PARCEL "C" BLA**

That portion of Government Lot 2, Section 25, Township 33 North, Range 4 East, W.M., lying northerly of State Route 9, and being within NEW PARCEL "A" as described in Quit Claim Deed to Carlson Family Investments, a Washington General Partnership, recorded under Auditor's File Number 200405200072, records of Skagit County, Washington, and being a portion of Lot 4, Short Plat No. 38-87, as approved on August 16, 1988, and recorded in Book 8 of Short Plats, pages 58 and 59, under Auditor's File No. 8808180023, records of Skagit County, Washington, being in Government Lots 2 and 3, and in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 25, Township 33 North, Range 4 East, W. M., and

**ALSO** all that portion of Government Lot 2 of Section 25, Township 33 North, Range 4 East, W.M., lying north of State Highway 9, west of that certain tract of land conveyed to Delores Brown and David M. Brown, husband and wife, by deed dated July 24, 1973 and recorded as Auditor's File No. 788421, records of Skagit County, Washington and south of the following described line:

Beginning at a point on the north line of State Highway No. 9 at highway engineers station 81+00 as referred to in deed from Alfred N. Carlson, et ux, to the State of Washington, dated September 22, 1958, recorded November 5, 1958 under Auditor's File No. 572529; thence easterly along the northerly line of said Highway 9, 190 feet; thence North at right angles to said Highway, 325 feet to the True Point Of Beginning; thence West 750 feet, more or less, to a point on the west line of Government Lot 2 of said Section 25 and the terminus of this line description, and

**ALSO** that portion of said Lot 4, Short Plat No. 38-87 lying southerly and easterly of State Route 9 and lying Westerly of the following described line:

Commencing at the intersection of the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 25, Township 33 North, Range 4 East, W.M. and the Easterly line of said State Route 9 as shown on said Short Plat No, 38-87;  
thence South  $87^{\circ}28'58''$  East a distance of 24.69 feet along said South Line to the Southeast corner of said subdivision;  
thence North  $02^{\circ}03'23''$  East a distance of 241.72 feet along the East line of said subdivision to the Southerly margin of said State Route 9, said point being on a curve the center of which is South  $38^{\circ}28'00''$  East 163.14 feet from said point;  
thence along the arc of said curve to the right with a radius of 163.14 feet, a delta angle of  $40^{\circ}01'01''$ , and an arc length of 113.94 feet to a point of tangency in said southerly margin;  
thence South  $88^{\circ}26'59''$  East a distance of 61.09 feet along said southerly margin of State Route 9 to the TRUE POINT OF BEGINNING of said line;  
thence South  $01^{\circ}33'01''$  West a distance of 137.86 feet;



thence North 84°24'20" East a distance of 137.16 feet;  
thence South 82°01'51" East a distance of 143.14 feet;  
thence South 62°44'38" East a distance of 80.77 feet to a point on a curve the center of which is North 88°31'31" West 200.00 feet from said point;  
thence along the arc of said curve to the right with a radius of 200.00 feet, a delta angle of 51°25'20", and an arc length of 179.50 feet to a point of tangency;  
thence South 52°53'49" West a distance of 130.76 feet to a point of curvature;  
thence along the arc of said curve to the left with a radius of 250.00 feet, a delta angle of 16°38'00", and an arc length of 72.58 feet to a point of tangency;  
thence South 36°15'49" West a distance of 85.44 feet to a point of curvature;  
thence along the arc of said curve to the right with a radius of 25.00 feet, a delta angle of 64°37'23", and an arc length of 28.20 feet to a point of reverse curvature;  
thence along the arc of said curve to the left with a radius of 45.00 feet, a delta angle of 137°21'26", and an arc length of 107.88 feet;  
thence South 46°40'03" West a distance of 63.48 feet to an intersection with the Easterly margin of said State Route 9 and the terminus of said line,  
(Also being a portion of NEW PARCEL "A" as described in Quit Claim Deed to Carlson Family Investments, a Washington General Partnership, recorded under Auditor's File Number 200405200072, records of Skagit County, Washington.) and

**ALSO** that portion of the East 300 feet of the South 450 feet of the Northwest ¼ of the Northeast ¼ of Section 25, Township 33 North, Range 4 East, W.M., lying southerly and easterly of State Route 9,

**ALSO** that portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:  
Beginning at the Northeast corner of said Northwest ¼ of the Northeast ¼;  
thence South 02°03'23" East 616.85 feet along the East line of said subdivision;  
thence North 05°35'47" West 623.23 feet to the North line of said subdivision at a point that is 83.00 feet from the point of beginning;  
thence South 87°22'26" East 83.00 feet along said North line to the point of beginning.

**EXCEPT** County Road,

**AND EXCEPT** any portion conveyed to the State of Washington for highway purposes by deed dated September 22, 1958 and recorded November 5, 1958, under Auditor's File No. 572529.

Situate in the County of Skagit, State of Washington

