

When Recorded Return to:



200812290099

Skagit County Auditor

12/29/2008 Page 1 of 4 2:41PM

Open Space Taxation Agreement Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Property Owner Brian and Kristin Isakson, 424 Talcott Street, Sedro Woolley, WA 98284

Property Address _____

Legal Description Portion of Tract 1 of Gunderson Meadows Survey, within Sec.19, Township 34 North, Range 5 East, W.M., Skagit County, Washington. except areas #1 & #2 as described on attached

Assessor's Property Tax Parcel or Account Number P127712

Reference Numbers of Documents Assigned or Released CLUTROS #3-2008

This agreement is between Brian and Kristin Isakson

hereinafter called the "Owner", and Skagit County

hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

Open Space Land **Timber Land**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to **withdraw** classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.

7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
- Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
 - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
 - 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.
 - Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(6)(f)).
 - Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e).
 - 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.
 - The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
 - 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 forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification as provided in Chapter 84.34 RCW.

This agreement shall be subject to the following conditions:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated 11.25.08 Granting Authority Don Mumba HD
 City of County Skagit County
 Title Commissioner

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Dated 12/16/08 Brian S. Baker
 Owner(s) Kurt Yeselson
 (Must be signed by all owners)

Date signed agreement received by Legislative Authority _____

Prepare in triplicate with one copy to each of the following: Owner, Legislative Authority, County Assessor
 For tax assistance, visit <http://dor.wa.gov> or call 1-800-647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION
FOR
BRIAN ISAKSON
OF
AREA #1 TO BE REMOVED FROM OPEN SPACE**

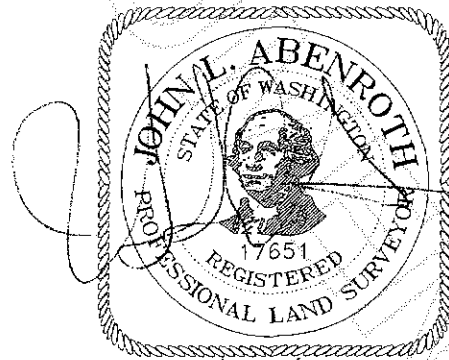
July 15, 2008

That portion of Tract 1, "Gunderson Meadow Twenty Acre Tracts", as recorded in volume 4 of Surveys, pages 80 and 81, under AF#8302090038, and corrected by affidavit recorded under AF#8402140096 which 20 acre tracts are located in Sections 19 and 30, Township 34 North, Range 5 East, W.M. described as follows:

Beginning at a point on the south line of said Tract 1 which lies S 89°14'28"E, a distance of 20.00 feet from the southwest corner thereof; thence N 1°43'50"E parallel with the west line of Tract 1, a distance of 218.97 feet; thence N 55°20'48"E, a distance of 389.23 feet; thence S 31°21'05"E, a distance of 62.34 feet; thence S 14°50'38"E, a distance of 81.20 feet; thence S 45°42'14"E, a distance of 87.81 feet; thence S 13°53'24"E, a distance of 172.57 feet; thence S 37°54'27"E, a distance of 57.88 feet; thence S 3°08'22"E, a distance of 40.83 feet to a point on the south line of said Tract 1; thence N 89°15'02"W, a distance of 522.15 feet to the point of beginning of this description.

Containing 3.56 acres.

Situate in Skagit County, Washington.



200812290099
Skagit County Auditor

**LEGAL DESCRIPTION FOR BRIAN ISAKSON
OF
AREA #2 TO BE REMOVED FROM OPEN SPACE**

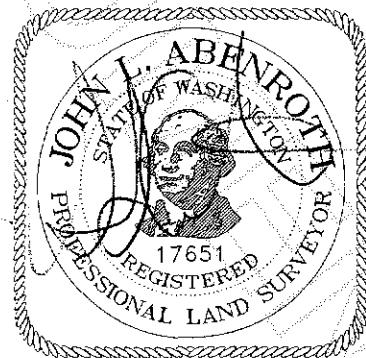
July 15, 2008

That portion of Tract 1, "Gunderson Meadow Twenty Acre Tracts", as recorded in volume 4 of Surveys, pages 80 and 81, under AF#8302090038, and corrected by affidavit recorded under AF#8402140096 which 20 acre tracts are located in Sections 19 and 30, Township 34 North, Range 5 East, W.M. described as follows:

Beginning at the southwest corner of said Tract 1; thence N 1°43'50"E along the west line thereof, a distance of 323.24 feet; thence S 26°29'53"E, a distance of 30.29 feet; thence S 56°00'50"E, a distance of 26.34 feet; thence S 85°31'48"E, a distance of 26.34 feet; thence N 64°57'15"E, a distance of 26.34 feet; thence N 36°41'00"E, a distance of 125.71 feet; thence N 79°54'18"E, a distance of 96.79 feet; thence N 35°22'18"E, a distance of 41.42 feet; thence N 9°37'42"W, a distance of 41.42 feet; thence N 54°37'42"W, a distance of 41.42 feet; thence S 80°36'33"W, a distance of 33.81 feet; thence N 19°48'12"E, a distance of 51.06 feet; thence N 20°09'35"W, a distance of 36.36 feet; thence N 60°07'21"W, a distance of 36.36 feet; thence S 79°54'52"W, a distance of 62.22 feet; thence S 72°46'03"W, a distance of 61.88 feet; thence N 5°26'06"E, a distance of 31.83 feet; thence N 32°30'49"W, a distance of 34.38 feet; thence N 70°27'45"W, a distance of 35.53 feet; thence N 1°43'50"E, a distance of 255.30 feet; thence S 71°55'46"E, a distance of 128.42 feet; thence N 85°26'28"E, a distance of 59.59 feet; thence S 21°54'29"E, a distance of 187.52 feet; thence S 27°29'40"E, a distance of 30.58 feet; thence S 5°57'32"W, a distance of 24.12 feet; thence S 59°53'52"W, a distance of 19.08 feet; thence S 21°36'49"W, a distance of 59.77 feet; thence S 6°31'35"E, a distance of 49.77 feet; thence S 54°37'42"E, a distance of 53.50 feet; thence S 9°37'42"E, a distance of 20.48 feet; thence S 51°07'16"E, a distance of 54.40 feet; thence S 55°20'48"W, a distance of 389.23 feet; thence S 1°43'50"W, a distance of 218.97 feet to the south line of said Tract 1; thence N 89°14'28"W, a distance of 20.00 feet to the point of beginning of this description.

Containing 2.03 acres.

Situate in Skagit County, Washington.



7/15/08



200812290099

Skagit County Auditor