

1-9-79

PART OF THE PROPERTY YOU PURCHASED IS UNDER THIS PROGRAM, IF YOU WANT TO REMAIN UNDER THIS PROGRAM FOR A REDUCED VALUATION PLEASE FILL OUT AND RETURN WITHIN 60 DAYS. IF TAKEN OUT BACK TAXES WILL BE DUE. WRITE OR CALL IF YOU HAVE ANY QUESTIONS. 509-427-5141 ext 203

NOTICE OF COMPLIANCE

FARM AND AGRICULTURAL LAND CLASSIFICATION
SECTION 12 CHAPTER 212 LAWS OF 1973 1ST EX. SESSION

88131

BOOK G PAGE 216

THIS FORM MUST BE FILLED OUT AND FILED WITH THE COUNTY ASSESSOR WITHIN 60 DAYS OF THE DATE OF SALE OR TRANSFER - FAILURE TO FILE THIS NOTICE OF COMPLIANCE SHALL BE GROUNDS FOR REMOVAL OF FARM AND AGRICULTURAL CLASSIFICATION SUBJECTING CLASSIFIED LAND TO THE ADDITIONAL TAX AND PENALTY AS HEREIN DESCRIBED.

Name of New Owner EDWARD J. & MARY M. MONTGOMERY Phone 415-567-5577Address 1230 GARDEN FIVE, Hayward Calif 94544Property Location 2-5-19-1400Interest in Property: Fee Owner _____ Contract Purchaser V

Other (Describe Interest) _____

Date of Notice 9-1-79 Date of Sale or Transfer UnknownDescription of land: 17 Acres? Timber Growth & openspaceAssessor's Parcel or Account Numbers: 2-5-19-1400I request that this land retain its classification as (check one): Open Space X 44.40Farm & Agriculture _____, Timber Land X 31 90105

I am aware of the following use classification of my land:

(1) OPEN SPACE LAND MEANS:

- (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, or (ii) protect streams or water supply, (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities or (vi) preserve historic sites, or (vii) retain in its natural state tracts of land not less than five acres situated in an urban area and open to the public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

(2) FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes;
- (b) any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands."

Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

(3) TIMBER LAND MEANS:

land in any contiguous ownership of five or more acres which is devoted primarily to the growth and harvest of forest crops and which is not classified as reforestation land pursuant to chapter 84.28 RCW. Timber land means the land only.

I declare that I am aware of the liability of withdrawal of this land from the agreement to the following extent:

1. Land under agreement for a minimum of 10 years 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 property taxes. The additional taxes and interest shall be paid for the seven years last past.
2. Land withdrawn because of a change to a non-conforming use of land withdrawn prior to the minimum 10 years period or failure to comply to two year notice of withdrawal shall be liable to pay the additional tax as shown in 1. above plus a penalty of 20% of the additional tax and interest. The additional tax, interest and penalty shall be paid for a maximum of seven years.
3. The additional tax, interest and penalty on the affected land shall not be imposed if the removal of designation 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. Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
 - d. 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.
 - e. Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - f. Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

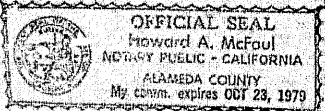
Date: 26 Feb 1979

David E. Haining
David E. Haining
David E. Haining

Property Owner

1200 Garin Avenue
 Hayward California 94544
 Address

Subscribed to before me this 28th day of February 1979.



Howard A. McFaul
 Notary Public
 Howard A. McFaul

48131

STATE OF WASHINGTON
 COUNTY OF SKAMIA

I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING FILED BY
G. Haining
 OF *Skamania Co*
 AT 11:30 AM 3-5-79
 WAS RECORDED IN BOOK *6*
 AT PAGE 316
 RECORDS OF SKAMIA COUNTY, WASH.
H. H. Tread
 COUNTY AUDITOR
E. McFaul
 DEPUTY

REGISTERED	INDEXED	RECORDED	FILED
FILED	COMPARED	RECORDED	INDEXED