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BOOK 214 PAGE 652

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SKAMANIA CO. WASH  
BY CLARK COUNTY TITLE

SEP 12 10 35 AM '01

Garry  
AUDITOR  
GARY M. OLSONNOTICE OF CONTINUANCE  
LAND CLASSIFIED AS CURRENT USE OR FOREST LAND  
Chapter 84.34 and 84.33 Revised Code of Washington

Grantor(s) LONG, PHILLIP E &amp; PAMELA D

Grantee(s) SKAMANIA COUNTY

Legal Description #100 Section 29, Township 3, Range 5  
\* See Exhibit 'A' attached hereto and made a  
part hereof. \*

Assessor's Property Tax Parcel or Account Number Part of 03 05 29 0 0 0100 00

Reference Numbers of Documents Assigned or Released Book E Page 837

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) PHILLIP E. &amp; Pamela D. Long

Address: PO BOX 418

City/State/Zip: WASHOUGAL, WA 98671

Phone Number: 360-772-1478

File Number: \_\_\_\_\_

Excise Tax Number

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 1-(800) 451-7985.  
REV 64 0047-1 (1/2/2000) 2000 Notice-Cont-Land-Class

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 far 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
- c) 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 continuous to the classified parcel, and the use of the resident 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 far 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 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, 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 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 the purposes may be greater than its value for use as forest land.

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 a 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 easement under RCW 76.13.120; or
- g) the creation, sale, or transfer of fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Property Owner

PO Box 418

Address

Washougal, WA 98671

Property Owner

PO Box 418

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Washougal, WA 98671

Property Owner

Address

Property Owner

Address

REV 64 09/47-4 (1/3/2000) 2000-Notice-Cont-Land-Clas



Exhibit A

BEGINNING at the Northwest corner of the Northeast quarter of Section 29, Township 3 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; thence North 88°27'57" East along the North line of said Section 1096.41 feet to the Northwest corner of that 50 acre parcel conveyed to David Purcell by deed recorded in Book 75, page 326, Skamania County Deed Records; thence South along the West line of said 50 acre parcel 1279.08 feet to the North line of that parcel conveyed to Cameron A. Blagg, Jr. and Merna J. Blagg by contract recorded in Book 69, page 428, Auditor's File No. 80730, Skamania County Deed Records; thence along the lines of said Blagg parcel North 89°44'40" West 843.24 feet, South 0°15'20" West 633.22 feet and South 89°44'40" East 497.98 feet to the Northwest corner of that 20 acre parcel conveyed to Jackson Fry by contract recorded in Book 81, page 534, Skamania County Deed Records; thence South 01°15'20" West 625.53 feet to the Southwest corner of said Fry parcel; thence North 89°44'40" West along the Westerly extension of the South line of said Fry parcel 497.98 feet to the Southerly projection of the West line of said Blagg parcel; thence South 0°15'20" West 60.40 feet to the South line of the Northeast quarter of said Section 29; thence South 89°42'26" West 218.01 feet to the Southwest corner of the Northeast quarter of said Section 29; thence North 0°38'43" West 2566.39 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities being 60 feet in width, the centerline of which is described as follows:

BEGINNING at a point on the South line of the Northeast quarter of Section 29, Township 3 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, which point is 40 feet North 89°42'26" East of the Southwest corner of the Northeast quarter of said Section; thence along the center of the traveled road South 32°59'50" East 192.27 feet, North 66°41' East 75.15 feet, North 50°21'20" East 410.26 feet, North 72°37' East 215.78 feet, South 69° East 155.90 feet, South 23°24' East 181.30 feet, North 61°58'20" East 482.76 feet, South 84°27'40" East 112.35 feet, North 80°25'20" East 157.28 feet, North 44°56'20" East 182.92 feet, North 13°56'25" East 303.84 feet, North 65°29'50" East 111.78 feet, South 21° East 327.19 feet and South 61° East 191.43 feet to the center of the Skamania Mines County Road and there terminating.