

Doc # 2005158393
Page 1 of 5
Date: 08/18/2005 12:59P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

When Recorded Return to:

CLARK COUNTY TITLE
1400 WASHINGTON STREET #100
VANCOUVER, WA 98660

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

Grantor(s) (Purchaser(s)) Hoyle, Derek
and COLUMBIA CREST PARTNERS, LLC
Grantee(s) SKAMANIA COUNTY
Legal Description: See Attached
4.5 Acres Current Use / Open Space
37.5 Acres Current Use / Farm & Agricultural
Assessor's Property Tax Parcel or Account Number 010520 00010000
Reference Number(s) of Documents Assigned or Released Book 115 / Page 602 E / 673 E / 585
Name of Owner(s) (at time of original lien) GAGMS, Richard + Helen
Recording Date of Original Lien 8-4-95; 5-15-75; 5-22-75

If the new owner(s) of land that is classified under RCW 84.34 as Current Use Open Space, Farm and Agricultural, or Timber Land under 84.33 Designated Forest Land wish(es) to continue the Classification or Designation of this land all the New Owner(s) must sign page 2.

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 should be consulted.

Interest in Property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other

The property is currently classified under RCW 84.34 as:

☒ Open Space ☒ Farm & Agricultural ☐ Timber Land

Classified under RCW 84.33 ☐ Designated Forest Land.

I/We the purchaser(s) are aware of the definition of the deferred Tax Program this property is currently under as described in the information on pages 3 through 5.

NOTICE OF CONTINUANCE

Page 1 and 2 Must Be Recorded

Land Classified as Current Use or Forest Land

Page 2 of 5

I/We declare that I/we have read and under stand the definition of the Classification the property is under. I/We declare that I/We are aware of the liability of withdrawal or removal of this property form the classification or designation.

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).

[Signature] 8/1/05
Property Owner Signature Date

Derek Houtte
Property Owner Print Your Name

P.O. BOX 475, WASOUGAL WA WA 98671
Address City State Zip Code

[Signature] 8/1/05
Property Owner Signature Date

Columbia Crest Partners, LLC
Property Owner Print Your Name

P.O. BOX 475 WASHOUGAL WA 98671
Address City State Zip Code

Property Owner Signature Date

Property Owner Print Your Name

Address City State Zip Code

Property Owner Signature Date

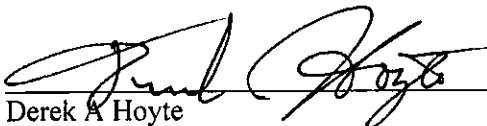
Property Owner Print Your Name

Address City State Zip Code

Current Use Statement

To: Skamania County Assessor
From: Derek Hoyte
Date: 5/24/2005
Re: Continuance of current use - Agriculture

The property in question consists of 37.5 acres of open pasture land. We intend to maintain this property in commercial agriculture use for the production of hay for livestock feed. We may also pasture livestock on this property once we get it fenced. We intend to sell the hay or to use it for feed for the llamas and sheep that we own and sell commercially.


Derek A Hoyte

8/1/05
Date

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Current Use Statement

To: Skamania County Assessor
From: Derek Hoyte
Date: 5/24/2005
Re: Continuance of current use – Open Space

The property in question consists of 45 acres of open undeveloped land. We intend to maintain this property in open space per the terms of the development rights easement purchased by the US Government in 1996.


Derek A Hoyte

8/1/05
Date

Exhibit A

PARCEL I

A portion of the South half of the South half of Section 17 and Government Lots 1, 2 and 3, in Section 20, all in Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the intersection of the South right of way line of State Highway 14, with the East line of the West 390 feet of Government Lot 1, said point being the most Westerly Northwest corner of the Grams Tract as described in Book 50 of Deeds at page 31 (recorded June 25, 1962), Skamania County Auditor's Records; thence Northeasterly along the South right of way of State Highway 14 for a distance of 215 feet, more or less, to the Northwest corner of the excepted parcel noted in the Grams Tract; thence South 73.45 feet, more or less, to the Southwest corner of said excepted parcel; thence North $84^{\circ}30'$ East 162.00 feet to the Southeast corner of said excepted parcel; thence North along the East line of said excepted parcel, 110 feet, more or less, to the South right of way line of State Highway 14; thence Northeasterly along said South right of way line 145 feet, more or less, to the North line of Section 20; thence East along the line between Sections 17 and 20 for a distance of 1000 feet, more or less, to a point that is 1850 feet East of the Southwest corner of Section 17, said point being the Southeast corner of the U.S.A. Tract as described in Book 121 of Deeds, at page 379, Skamania County Auditor's Records; thence North 268 feet, more or less, to the South right of way line of State Highway 14 and the Northeast corner of the U.S.A. Tract; thence Northeasterly and Easterly along said South right of way line 2500 feet, more or less, to a point that is 140.00 feet Westerly (as measured along said right of way line) from Engineer's Station 331+00, 50.00 feet right (Sheet 3 of 6, State Road No. 8, Wing Creek to Prindle, dated June 24, 1927); thence South (parallel with the West line of Government Lot 1 of Section 20), 970.00 feet; thence Southwesterly 3750 feet, more or less, to a point on the East line of the West 390 feet of Government Lot 1, that is 810.00 feet South of the Point of Beginning; thence North 810.00 feet to the Point of Beginning.

PARCEL II

That portion of the Southwest quarter of Section 17, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying Southerly of the Southerly right of way line of the Evergreen Highway as presently located and established.

EXCEPTING the following described tract of land:

BEGINNING at a point on the South line of the said Section 17, a distance of 1850 feet East of the Southwest corner of the said Section 17; thence North 268.5 feet, more or less, to the Southerly right of way line of the said Evergreen Highway; thence in an Easterly direction along the Southerly line of the said highway to the center line running North and South through the said Section 17; thence South along the said center line to the quarter corner on the South line of the said Section 17; thence West along the South line of the said Section 17 to the Point of Beginning.