

Doc # 2007164944
Page 1 of 4
Date: 02/08/2007 01:41P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$35.00

When Recorded Return to:

Attn: Alexander S. Mecl
Wine Springs, LLC
3858 W. Carson Street
Suite 220
Torrance, CA 90503

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)) Wine Spring, LLC, a Washington Limited Liability Company

Grantee(s) SKAMANIA COUNTY

Legal Description: See Exhibit "A" attached hereto

Assessor's Property Tax Parcel or Account Number 03 10 19 0 0 0308 00; 03 10 19 0 0 0308 03

Reference Number(s) of Documents Assigned or Released Book E / Page 560

Name of Owner(s) (at time of original lien) Bloxom Orchards & Mt Adams Orchards et al

Recording Date of Original Lien 05/15/1975

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.

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

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 understand 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 from 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).

		January 22, 2007	
Property Owner Signature		Date	
Wine Springs, LLC, by Alexander S. Mecl, Manager			
Property Owner Print Your Name			
3858 W. Carson Street, Suite 220	Torrance	CA	90503
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
Property Owner Signature		Date	
Property Owner Print Your Name			
Address	City	State	Zip Code

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

**EXHIBIT A
TO
CURRENT USE CONTINUANCE**

Skamania Co. Assessor's Tax Parcel Nos. 03 10 19 0 0 0308 00; 03 10 19 0 0 0308 03

A parcel located in Section 19 of Township 3 North, Range 10 East and Section 24 of Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:

The East half of the East half of the Southeast quarter of the Southeast quarter of Section 24;

EXCEPT County roads.

The portion of Lot 9 of the SEELEY SUBDIVISION recorded in Skamania County, Volume A of Plats, page 32, lying North of the centerline of Cook Underwood Road.

EXCEPT County roads.

**STATEMENT OF INTENT TO CONTINUE CURRENT
AGRICULTURAL USE UNDER RCW CHAPTER 84.34**

Tax Parcel No.: 03 10 19 0 0 0308 00
Parcel Size: 19 acres
Current Ag Use: 18 acres of pear trees (remainder is ag roads, ag staging areas & worker house wooded)
Owner: Wine Springs, LLC

Date: January 22, 2007

Intent to Continue Commercial Agriculture Use

Owner intends to continue farming all pear trees on the parcel. The trees range in age from 10 to 45 years and are all productive at this time. Owner will farm the parcel with the assistance of contract workers hired and paid by Owner.

Income Requirement

The parcel is devoted primarily to production of Anjou and Bartlett pears. The pear crop will be sold to Underwood Fruit and has historically generated a gross income in excess of \$200 per acre. All income from sales will be paid to Owner. The owner will provide income information to the assessor each year.

Owner:

WINE SPRINGS, LLC

By:


Alexander S. Mecl, Manager

**RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT**