

Skamania County, WA
Total: \$106.50
LIEN
Pgs=4

2020-001106

05/14/2020 03:18 PM

Request of: COLUMBIA GORGE TITLE



When Recorded Return to:

Pear Ridge, LLC
445 Sheffield Ave.
Cardiff, CA 92007

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)) Pear Ridge, LLC, a Washington limited liability company

Grantee(s) SKAMANIA COUNTY

Legal Description: Ptn Sec 20, T3N R10E W.M. See Attached Exhibit A

jm 5/14/2020

Assessor's Property Tax Parcel or Account Number 030102000080000 & 03102000080300

Reference Number(s) of Documents Assigned or Released Book E / Page 669

Name of Owner(s) (at time of original lien) R. Clark Ziegler

Recording Date of Original Lien 5/22/1975

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.

Land Classified as Current Use or Forest Land

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).

✓ <u>Jason Mann</u>	✓ <u>5/13/20</u>
Property Owner Signature	Date
<u>Jason Mann, Member</u>	
Property Owner Print Your Name	
✓ <u>445 SHEFFIELD AVE</u>	<u>CARLETT</u>
Address	City
	<u>CA</u>
	State
	<u>92007</u>
	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

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL I: 03-10-20-0-0-0800-00

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South 88°53' East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North 44°16' West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South 88°49'56" East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South 88°49'56" East, a distance of 271.20 feet; thence North 1°10'04" East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North 87°53'13" West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South 1°10'04" West, a distance of 216.46 feet, more or less, to the True Point of Beginning.

PARCEL II: 03-10-20-0-0-0803-00

A tract of land in the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington which is all of that portion of the following described tract lying Southerly of County Road No. 31300 designated as the Kollock-Knapp Road:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian; thence East along the South line of the said Section 20 a distance of 16 rods to the initial point of the tract hereby described; thence North 80 rods to a point which is 16 rods East of the Northwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 20; thence East along the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 16 rods; thence South at right angles to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 40 rods; thence West parallel to the North line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 8 rods; thence South parallel to the West line of the Southeast quarter of the Southwest quarter of the said Section 20, a distance of 40 rods to the intersection with the South line of the said Section 20; thence West along the South line of the said Section 20 to the initial point.

EXCEPT a tract of land located in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the said Section 20; thence East along the South line of the said Section 20 a distance of 264 feet to the initial point of the tract thereby described; thence North parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet; thence East 132 feet; thence South parallel to the East line of the Southeast Quarter of the Southwest Quarter of the said Section 20 a distance of 250 feet to the South line of the said Section 20; thence West along said South line to the initial point.