

Skamania County, WA
Total: \$206.50
LIEN
Pgs=4

2023-000053

01/10/2023 01:47 PM

Request of: COLUMBIA GORGE TITLE



Return Address:
Tall Trees, LLC
812 Canyon Creek Road
Washougal, WA 98671

22-398835

Document Title(s)
Notice of Continuance

Grantor(s):
Tall Trees, LLC a Washington Limited Liability Company

Grantee(s):
Skamania County

Legal Description:
Ptn Sec 3 T1N R5E WM

Tax Identification Number:
01050300090000 & 01050300090006

The Auditor / Recorded will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provide herein.

When Recorded Return to:
Tall Trees, LLC
812 Canyon Creek Road
Washougal, WA 98671

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)) Tall Trees, LLC a Washington Limited Liability Company

Grantee(s) SKAMANIA COUNTY

Legal Description: See attached EX A

Assessor's Property Tax Parcel or Account Number 01050300090006 & 01050300090000 *LM 1-18-23*

Reference Number(s) of Documents Assigned or Released Book E / Page 724

Name of Owner(s) (at time of original lien) Lawrence Quinn

Recording Date of Original Lien 06/23/1975

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.*

NOTICE OF CONTINUANCE

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).

DocuSigned by:

Sarah Reed, Member

1/9/2023

Property Owner Signature

Date

Sarah Reed, Member of Tall Trees, LLC

Property Owner Print Your Name

Sarah s reed

Address

512 Canyon Creek Rd. Washougal WA

City

State

Zip Code 98671

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"
LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPT COUNTY ROADS.

FURTHER EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH 7° 31' 10" EAST, 281.77 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3. THIS CORNER IS EVIDENCED BY A 1 INCH IRON PIPE WITH BRASS CAP; THENCE NORTH 87° 39' 50" EAST, 200.0 FEET; THENCE SOUTH 2° 20' 10" SOUTH, 282.0 FEET; THENCE SOUTH 88° 40' 40" WEST, 248.3 FEET TO THE SOUTH QUARTER CORNER OF SECTION 3;
THENCE NORTH ON THE WEST LINE OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 3, TO THE SOUTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY ROUTE NUMBER 140;
THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID HIGHWAY TO A POINT THAT IS NORTH 2° 20' 10" WEST, 80 FEET MORE OR LESS FROM THE POINT OF BEGINNING;
THENCE SOUTH 2° 20' 10" EAST, 80 FEET MORE OR LESS TO THE POINT OF BEGINNING.