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07/27/2026 09:28 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

Return Address:

Document Title:

Open Space Taxation Agreement

Reference Number (if applicable): 200108090222

Grantor(s):

☐ additional grantor names on page ____

- 1) Skagit County
- 2) _____

Grantee(s):

☐ additional grantor names on page ____

- 1) Peter Poeschel
- 2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____

Parcel 1 62, Bacus Hill Survey Af #8910230031

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

350511-2-003-0200

When Recorded Return to:

200108090222
 Skagit County Auditor
 8/9/2001 Page 1 of 3 4:15:28PM

RE-RECORDING OF (DFL-2015) CU TMB #00-18 AF#200108090222 TO REVISE HOMESITE
 FOR AREA P38866 - SEE ATTACHED MAP

OPEN SPACE TAXATION AGREEMENT

Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Grantor(s) SKAGIT COUNTY
 Grantee(s) Peter Poeschel
 Legal Description Parcel 62 of Bacus Hill Survey AF# 8910230031
except exhibit "A"
located in SW 1/4 NW 1/4 Sec. 11, Twp. 35, Rge 5
 Assessor's Property Tax Parcel or Account Number 1350511-2-003-0200
 Reference Numbers of Documents Assigned or Released _____
 This agreement between Peter J. Poeschel
 hereinafter called the "Owner", and SKAGIT COUNTY

hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW.

And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

☐ Open Space Land ☒ Timber Land

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. **Withdrawal:** The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to withdraw classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. **Breach:** After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.

7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
- Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
 - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
 - Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.
 - Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34108(5)(f)).
 - Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).
 - 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.
 - The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. Reclassification as provided in Chapter 84.34 RCW.

This agreement shall be subject to the following conditions:

- The applicant shall comply with the Timber Management Plan as submitted.
- At the time of harvesting, applicant shall comply with all requirements of the Department of Natural Resources in regard to harvesting of timber.
- At time improvements are initiated on the one-acre home site, the applicant shall comply with all jurisdictional requirements regarding development.

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated 7/2/01

Granting Authority:

Red W Anderson Chairman
City or County
Sagit County Board of Commissioners
Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Dated July 18, 2001

Peter J. Pausch
Owner(s)

(Must be signed by all owners)

Date signed agreement received by Legislative Authority

Prepare in triplicate with one copy to each of the following: Owner, Legislative Authority, County Assessor

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 (800) 451-7985.

REV 64 0022-2 (1/03/00)



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Skagit County Auditor

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18806

"A"

TRACT 62 OF BACUS HILL SURVEY**THE DISCRIPTION OF ONE ACRE +- RESERVED FOR FUTURE HOME SITE.**

**BEGINNING AT THE NW CONER OF TRACT 62 (W1/2, SW, NW, SEC. 11 TWP. 35 R5E)
THENCE SOUTH 89DEGREES 21' 48" EAST 225 FEET TO POINT OF BEGINNING. THENCE
SOUTH 0 DEGREES 28 MINUTES 42" EAST 208 FEET +-. THENCE SOUTH 89 DEGREES 21
MINUTES 48" EAST 208 +- THENCE NORTH 0 DEGREES 28 MINUTES 42" 208 FEET +-EAST
THENCE NORTH 89 DEGREES 21 MINUTES 48" WEST 208 FEET +-TO POINT OF BEGINING
CONTAINING ONE ACRE MORE OR-LESS.ALL IN SECTION 11 TOWNSHIP 35 RANGE 5
EAST SKAGIT COUNTY.**



200108090222

Skagit County Auditor

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EXHIBIT 'A'

P118221 - DFL LAND AREA – 19.0000 ACRES LOCATED IN PORTION OF TRACT 62 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8910230031, SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

P38866 – HOMESITE AREA – 1.0000 ACRE LOCATED IN PORTION OF TRACT 62 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8910230031, SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

SKAGIT COUNTY ASSESSOR CURRENT USE MAP

RE-RECORDING OF (DFL-2015) CU TMB #00-18
AF#200108090222 TO REVISE HOMESITE FOR
AREA P38866



0 125 249 498
Feet

Scale 1: 2,993



SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST,
W.M.

Property Owner Printed Name

Property Owner Signature

Date

Map Accuracy Warning: This map was created from available public records and existing map sources not from field surveys. Map features from all sources have been adjusted to achieve a best-fit registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field ground truthing. Errors can be as great as 300 feet on this document. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY. For questions about map accuracy, contact Skagit County GIS.

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