

**CHICAGO TITLE IQB2661 ✓  
ACCOMODATION RECORDING**

Chicago Title Company has placed  
this document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity.



Skagit County Auditor  
6/16/2005 Page 1 of 8 11:42AM

**WASHINGTON STATE COUNTY AUDITOR/RECORDER'S  
INDEXING FORM (Cover Sheet)**

**Return Address:**

**Michael D. Bohannon  
PO Box 400  
Poulsbo, WA 98370**

**Document Title:**

**Lot of Record Certification**

**Reference Number(s) of Documents Assigned or Released:**

**Grantor(s):**

**Whidbey Island Bank**

**Grantee(s):**

**Whidbey Island Bank**

**Legal Description:**

**Lots 9 & 10, Block 1, Town of Edison**

**Assessor's Property Tax Parcel/Account Number: 4099-001-010-0000**

Return Name & Address

MICHAEL D. BOHANNON

P.O. BOX 400

POULSB0, WA 98370

# PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

DATE STAMP

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410

Lot Certification File Number: PL04-0894

Applicant Name: Ronald MacDonald

Grantee/Property Owner's Name: Whidbey Island Bank

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

4099-001-010-0000 P# 72949

Lots 9 & 10, Block 1, Town of Edison

Rural Village Commercial. See attached Letter.

**See attached legal description and map for certified lot of record boundaries.**

**XXX**

*IS*, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

**---**

*IS*, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

**---**

*IS NOT*, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 6/2/2005

Authorized Signature: Grace Roeder

Title: Associate Planner



200506160129

Skagit County Auditor

**EXHIBIT "A"**

Lots 9 and 10, Block 1, TOWN PLAT OF EDISON (HALLER'S ADDITION), according to the plat thereof recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**- END OF EXHIBIT "A" -**



200506160129

Skagit County Auditor

6/16/2005 Page

3 of

8 11:42AM



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

June 2, 2005

Michael D. Bohannon  
Attorney at Law  
P.O. Box 400  
Poulsbo, WA 98370

RECEIVED  
JUN 3 2005  
SHERARD MCGONAGLE  
BOHANNON & MILLER

Re: Lot of Record Application, PL 04-0894  
Whidbey Island Bank  
Parcel P72949

Dear Mr. Bohannon:

The letter of April 21, 2005, requested a reconsideration of the decision regarding Lot Certification PL04-0894, for lots 8, 9, and 10 in Block 1 of the Town Plat of Edison.

Although lot 8, was included in the application for lot certification, the status of lot 8 is not determined in this decision. The earlier opinion that lot 8 had been illegally segregated from lots 9 and 10 was in error and is withdrawn. The following decision only applies to lots 9 and 10, which are owned by Whidbey Island Bank and identified by one parcel number, P72949. Additionally, this reconsideration decision does not address the questions raised concerning how or whether Whidbey Island Bank may develop or sell lots 9 and 10.

Lots 9 and 10 are lots of record. The plat for the Town of Edison was recorded with the county on February 12, 1887. There is no evidence that the subdivision conflicted with any law.

The county will consider development applications for lots 9 and 10. The lots meet the minimum size requirements for their zoning district, Rural Village Commercial. However, information has been received by this office indicating that some type of residential use may be being considered. Please be aware that except for "loft living quarters above store fronts" and "caretaker quarters or owner/operator dwelling unit accessory to main use", residential uses are not



Michael Bohannon  
Attorney at Law  
June 2, 2005  
Page Two

permitted in the Rural Village Commercial zone. See Section 14.16.100 Skagit County Code, copy enclosed.

Any development or activity proposed for lots 9 and 10 shall be required to comply with all applicable Skagit County Codes prior to commencement of development or activity.

It is recommended that the Lot of Record Certification and accompanying letter, Assessor's Parcel Search data sheet, and map be recorded with the Skagit County Auditor.

This is a final decision which may be appealed to the Skagit County Hearing Examiner.

Sincerely,

  
Grace Roeder

Planning and Development Services

Encl: Lot Certification



200506160129  
Skagit County Auditor

6/16/2005 Page

5 of

8 11:42AM


[Home](#) [Quick Guide](#) [Departments & Offices](#) [Search](#) [Feedback](#) June 2, 2005

<a href="#">Improvements</a>	<a href="#">Land Segments</a>	<a href="#">Value History</a>	<a href="#">Sales History</a>	<a href="#">Tax Statement</a>	<a href="#">Permits</a>	<a href="#">Print Version</a>
------------------------------	-------------------------------	-------------------------------	-------------------------------	-------------------------------	-------------------------	-------------------------------

Parcel Number	XrefID	Quarter	Section	Township	Range
P72949	4099-001-010-0000	03	33	36	03
<a href="#">Zoom to this Parcel on iMap</a>		<a href="#">View Assessor Parcel Map of this Section</a>			

[Assessors Home](#)[By Parcel ID](#)[By Xref ID](#)[By Site Address](#)[By Owner](#)[Treasurers Home](#)[Tax Statement Search](#)[Search Skagit](#)**Owner Information**

WHIDBEY ISLAND BANK  
P O BOX 7001  
Oak Harbor, Wa 98277

**Site Addresses**

5718 GILKEY AVENUE  
[Old Situs] 568 GILKEY AVE  
Bow, WA 98232

**2005 Value Breakdown**

<b>Building Market Value</b>	\$129,400.00
<b>Land Market Value</b>	\$51,700.00
<b>Total Market Value</b>	\$181,100.00
<b>Assessed Value</b>	\$181,100.00
<b>Taxable Value</b>	\$181,100.00

[View Value History](#)**2005 Property Tax Summary**

<b>2005 Taxable Value</b>	\$181,100.00
<b>General Taxes</b>	\$2,238.14
<b>Special Assessments</b>	\$25.85
<b>Total Taxes</b>	\$2,263.99

[View Tax Statement](#)**Legal Description**

EDISON LOTS 9 &amp; 10 BLK 1

Levy Code	Neighborhood	Land Use Per WAC 458-53-030		
1140	PLATTED LOTS; RES	HOUSEHOLD, SFR, INSIDE CITY		
City District	School District	Fire District	Utilities	
Skagit County	SD100	F05	PWR-P, WTR-P, SEP	
Year Built	Acres	Living Area	Number Of Rooms	Bdrms
1980	0.18	1240 sq ft		1
Construction Style	Foundation	Exterior Walls	Roof Covering	Roof Style
	CONCRETE	SIDING	SHAKE	PITCHED
Interior Finish	Floor Covering	Floor Construction	Plumbing	
	CARPET/VINYL	WOOD SUB FLOOR	FULL BATH-FIX=6	
Appliances		Heat-AirCond	Fireplace	
BASIC APPLIANCE SET				



200506160129  
Skagit County Auditor

6/16/2005 Page 6 of 8 11:42AM

**Sale Deed Type**  
TRUSTEE'S DEED

**Sale Date**  
7/22/2004

**Sale Price**

[View Sales History](#)



[Top](#)

[Back](#)

[Privacy and Terms of Use](#)

©2005 skagitcounty.net



200506160129  
Skagit County Auditor

6/16/2005 Page

7 of

8 11:42AM



6/16/2005 Page 8 of 8 11:42AM