

Return Name & Address:



200703290121  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

Re-record AF 200610040053

File Number: PL06-0512 to indicate Innocent Purchaser

Applicant Name: Gerald Rohweder

Property Owner Name: same

The Department hereby finds that "the South 100 ft." of Lot 7 of Everett's Fertile Acres recorded on June 7, 1954, in Volume 7, Page 16, under AF 502474

Parcel Number(s): P65212; 3910-000-007-0105

**1. CONVEYANCE**

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore **IS** eligible for conveyance

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore **IS NOT** eligible for conveyance or development.

**2. DEVELOPMENT**

☐ **IS/ARE**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.

☐ **IS/ARE NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore **IS/ARE** eligible to be considered for development permits.

☒ **IS NOT** the minimum lot size required for the Rural Reserve zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Grace Roeder Date: 3/19/2007

See Attached Map



# DECLARATION OF INNOCENT PURCHASER

I, Gerald Rohweder, declare that pursuant to RCW 58.17.210 and Skagit County Code 14.18.000(9), I am an innocent purchaser of real property for value and I have never received notice that the lot was not legally created as provided by Skagit County Code. In addition, I have not previously been granted innocent purchaser status by Skagit County. I understand that contiguous lots created in violation of Skagit County Code which were under the same ownership at the time of application for innocent purchaser status shall be recognized only as a single lot and combined through a boundary line adjustment.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at Mount Vernon March 13-07, Washington this 13 day of March, 2007

Gerald Rohweder  
Declarant

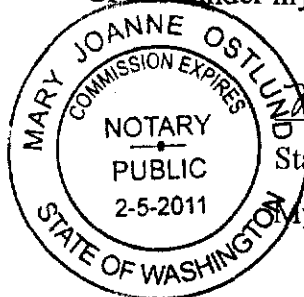
Declarant

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT )

On this day personally appeared before me Gerald Rohweder, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 13th day of March, 2007.



Mary Joanne Ostlund Notary Public in and for the  
State of Washington residing at: Burlington  
My Commission Expires: 2-5-2011



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