

Return Name & Address:



200704230170
Skagit County Auditor

4/23/2007 Page 1 of 3 2:43PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0641 Revised

Re-record AF 200509230119
to include Innocent Purchaser

Applicant Name: Greg Hinton

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 47229, 47230; 360227-0-031-0008, 360227-0-031-0107; Ptn SW 1/4, Sec. 27, Twp 36, Rge. 2. As a total unit.

Lot Size: approximately 1.5 acres

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, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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

IS NOT, the minimum lot size required for the _____ 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 certain development permits.

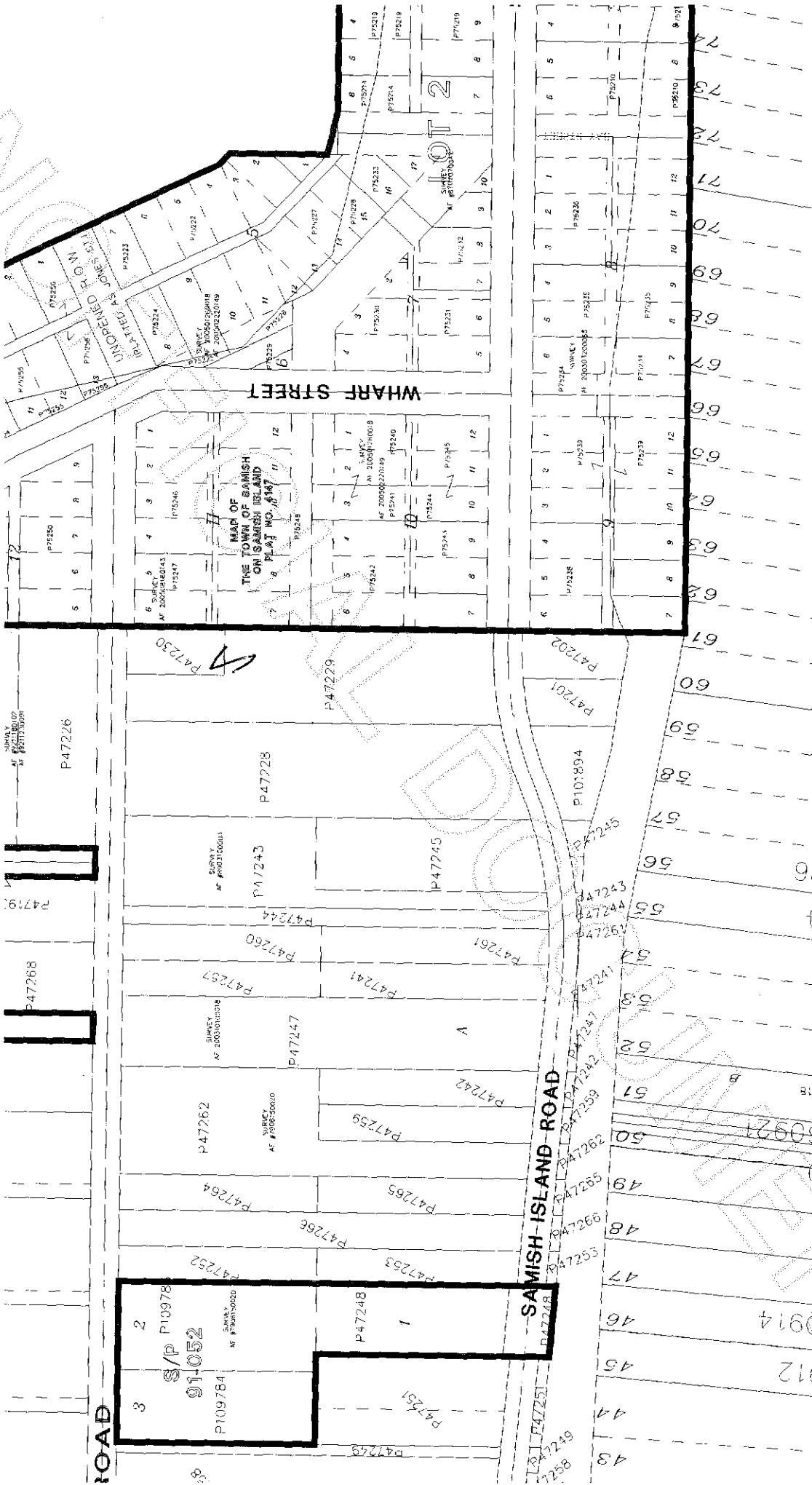
Authorized Signature: Greg Hinton

Date: 4/17/2007

See attached map for Lot of Record boundaries.

UNRECORDED

P47229 > AS one unit
47230 > UC PL05-0641



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DECLARATION OF INNOCENT PURCHASER

I, Gregory Hinton, 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, Washington this 11th day of April, 2007

[Signature]
Declarant

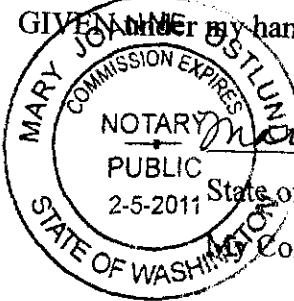
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me GREGORY T. HINTON, 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 11th day of April, 2007.



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



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