

Return Name & Address:

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Skagit County Auditor
7/30/2007 Page 1 of 4 9:42AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0560

Applicant Name: Charles Swift

Property Owner Name: Tim L. Good

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

P#(s): 34704; 350323-2-008-0007; within a Ptn of the NW ¼ of the NW ¼, Sec. 23, Twp. 35, Rge 3.

Lot Size: approximately 8.9 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.

X 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 _____ zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore *IS* eligible to be considered for development permits.

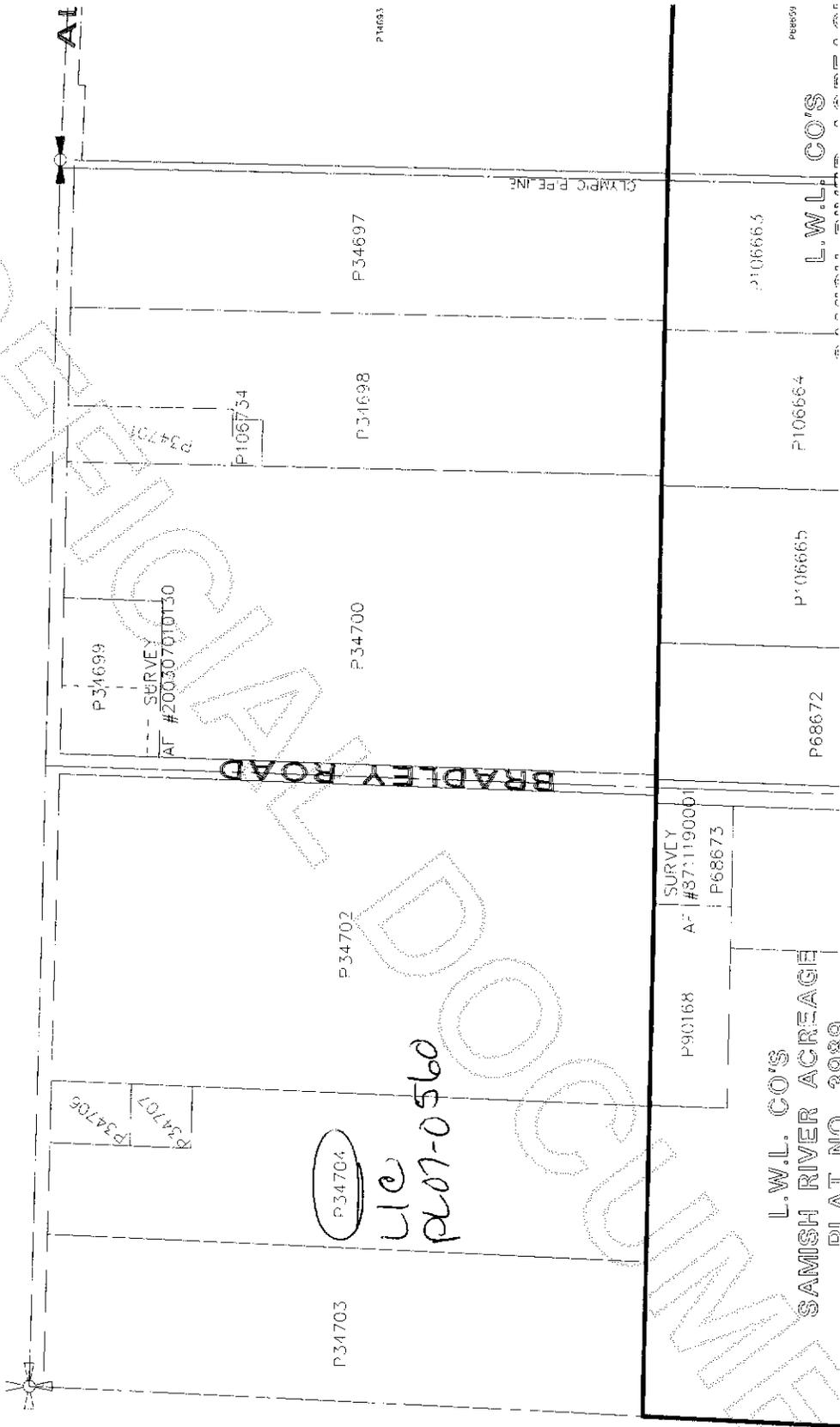
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore *IS NOT* eligible to be considered for certain development permits.

Authorized Signature: *Gene Roeder*

Date: 7/24/2007

See attached map for Lot of Record boundaries.

UNOFFICIAL



P34704

LIC
PL07-0560

P90168	SURVEY AT #871190001
	P68673

L.W.L. CO'S
SAMISH RIVER ACREAGE
DI AT NO 2000

P106665
L.W.L. CO'S



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

July 24, 2007

Tim L. Good
12717 Wedgewood Drive
Burlington, Wa 98233

RE: Lot of Record Certification: PL07-0560
Parcel P34704, Owned by Charles Swift

Dear Tim:

This office has completed review of the above Lot of Record Certification Application. The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

During the review of the above noted application it has been determined that Parcel P34704 was created in 1975 when Linnea Ekstran conveyed the acreage and excepted Parcel P34706. This conveyance was considered out of compliance with Skagit County Regulations for the subdivision of property. Subsequent to the 1975 conveyance, there were also numerous other conveyances, which created and contributed to the creation of parcels not in compliance with Skagit County Code. This conveyance created what is termed an illegal segregation, not only for Parcel P34704, currently owned by Charles Swift, but also for P34707, currently owned by One Sister Investment, LLC. And P34706 currently owned by Linnea Ekstran. Thus, at this time, none of the above noted parcels are eligible for any type of development permit.

Also during the review of the conveyance documents, it was noted that there were conveyances between Charles Swift and One Sister Investment, LLC. This had the appearance of Mr. Swift and One Sister Investment, LLC being related in some manner. This conveyance created a second illegal segregation. Thus, neither Mr. Swift nor One Sister Investment, LLC would be eligible for consideration under the Innocent Purchaser provision (R.C.W. 58.17.210).

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Skagit County Auditor

Tim Good
12717 Wedgewood Dr.
Burlington, WA 98233

Enclosed please find the originals of the documents submitted for review; an unrecorded copy of the Lot Certification and an invoice for review of the Application. The original of the Lot Certification has been forwarded to the Skagit County Auditor for recording; at such time as the recorded original is received by this office, it will be forwarded.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Enclosures
Cc: Charles Swift
3912 Britten Road
Bellingham, WA 98226



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