

Return Name & Address:



200710220139

Skagit County Auditor

10/22/2007 Page

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3 2:06PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL07-0517

Applicant Name: Eugene Johnke

Property Owner Name: same

The Department hereby finds that the East 100 ft. of Lot 20 of Everett's Fertile Acres, recorded in Volume 7, Pgs 16 & 17, June 8, 1954,

Parcel Number: P65245; 3910-000-020-0207; within a Ptn of the E ½ of Sec. 9, Twp 35, Rge 8. Approximately 20,000 sq. ft. Based on Innocent Purchaser.

**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/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: *Gaw Roder*

Date: 10/17/2007

See Attached Map



DECLARATION OF INNOCENT PURCHASER

I, Eugene F Johnke, 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 Ferndale, Washington this 13 day of October, 2007.

Eugene F. Johnke  
Declarant

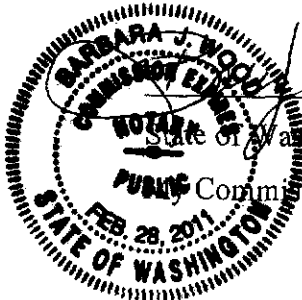
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT Wn)  
Wnatcom

On this day personally appeared before me Eugene F Johnke, 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 13 day of October, 2007.

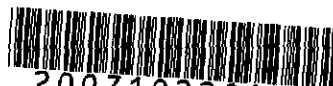


Wood

Notary Public in and for the

State of Washington residing at: 2-28-2011 Ferndale

Commission Expires: 2-28-2011



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