



200905010074

Skagit County Auditor

5/1/2009 Page

1 of

3 11:38AM

Document Title:

Lot Certification

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Skagit County Planning

2.

Grantee(s):

☐ additional grantee names on page ____

1. George J. Theodoratus

2. Theo Investments LLC

Abbreviated legal description:

☐ full legal on page(s) ____

Ptn. Lt. 4 16-35-08

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

350816-0-009-0004

LOT CERTIFICATION

SKAGIT COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

Complete PART I and/or PART II, as directed
WARNING

This document should not be construed as authorizing any further division of said lot; any such division would be subject to any and all rules and regulations relating to land divisions in effect at the time such division is proposed.

PART I: OWNER (to be completed by the owner)

I, George J. Theodoratus, do hereby certify from personal knowledge the following:

- A. That I am an owner of that certain parcel of real property which bears Assessor's Account Number 350816-0-009-0004, the legal description of which is attached;
- B. That I have had said interest since March 3, 1978.
(If the above date is after March 1, 1965, a copy of your deed must be attached.)

I understand that any division by sale or lease of this property on or after March 1, 1965, may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all county laws relating to land divisions effective at the time of such division.

Signed George J. Theodoratus
Date June 17, 1994

PART II: TITLE COMPANY (to be completed by the title company)

George J. Theodoratus, the present owner or contract purchaser of that certain parcel of land which bears Assessor's Account Number 350816-0-009-0004 and whose legal description is attached hereto, has been asked by Skagit County to provide copies of the deed creating the above parcel. Your assistance would be greatly appreciated.

- A. The above parcel was created by (please check appropriate box and complete):

- ☐ Plat Name _____
or
☐ Short Plat Number _____
or
☒ Meets and Bounds



5/1/2009 Page 2 of 3 11:38AM

- B. The above parcel was separated from ownership of adjacent properties, 8-26-1964 + 8-25-1964, By County Road Dedication No. 3458 + 3673
(Date) (Initials)

I hereby provide attached hereto public record copies of documents involving the creation of the above parcel upon which the seal of our office is affixed.

Title Company certification is not required if lot is within an approved short plat or a plat recorded after 1966.

Signed Jan Hayes
Date 6-28-94
Company First American Title

PART III: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (to be completed by Skagit Co.)

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Account No. _____ is a legal lot for building purposes under the County Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the information upon which it is based is erroneous.

Date 6/30/94 Authorized Signature Groce Roeder

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of Lot 4, Section 16, Township 35 North, Range 8 East, W.M., lying Easterly of a line which is parallel to and 80 feet Easterly from, measured at right angles to, the following described line:

Beginning at a point on the East line of said Section 16 which is South 0 degrees 05' 50" West 493.40 feet from the Northeast corner thereof and running thence South 46 degrees 16' 50" West 2015.88 feet, thence on a 12 degree curve to the left, 677.25 feet; thence South 34 degree 59' 40" East 624.11 feet and thence on a 3 degree 40' curve to the left 1338.54 feet to a point on the East line of said Section 16 which is South 2 degrees 05' 05" West 1037.86 feet from the East 1/4 Section corner of said section, the tangent to said curve, at said point, bears South 84 degrees 04' 29" East.



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