

Return Name & Address:



200910130160
Skagit County Auditor

10/13/2009 Page 1 of 3 1:10PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

Re-record AF 200909240065 to reflect Innocent Purchaser.

File Number: PL-09-0321

Applicant Name: Henry Young

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): 30746; 340901-0-009-0209; within a Ptn of the NE ¼ of the NW ¼ of Sec. 1, Twp 34, Rge 9. AKA, W ½ Tract 3, 5-ac Subdivision # 112-76, AF 842262

Lot Size: approximately 2.5 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.

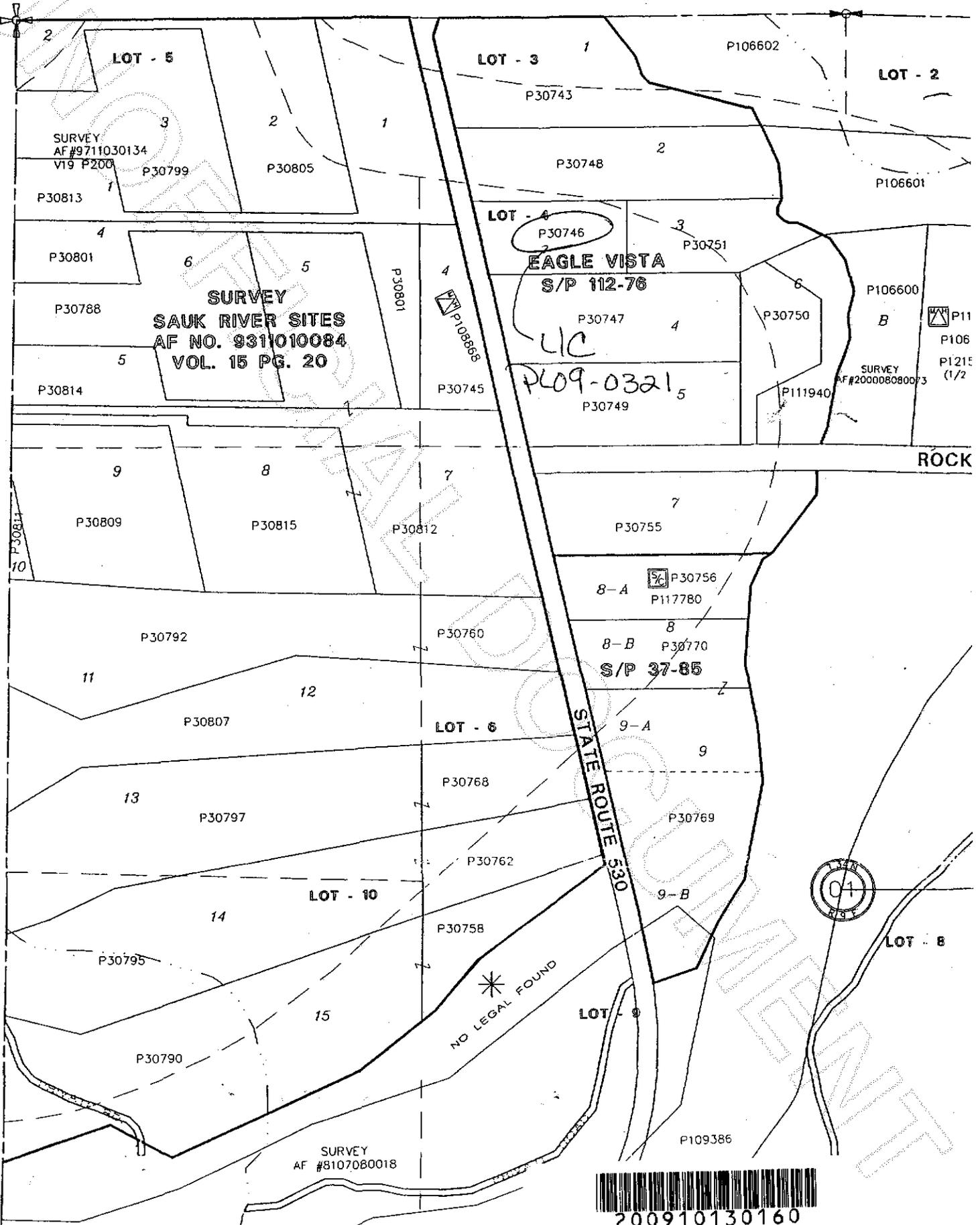
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

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 certain development permits.

Authorized Signature:

Date: 10/2/2009

See attached map for Lot of Record boundaries.



**SURVEY
SAUK RIVER SITES
AF NO. 9311010084
VOL. 15 PG. 20**

**EAGLE VISTA
S/P 112-76**

PL09-0321
P30749

S/P 37-85

NO LEGAL FOUND



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DECLARATION OF INNOCENT PURCHASER

I, Henry B Young and Diana L Young 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.

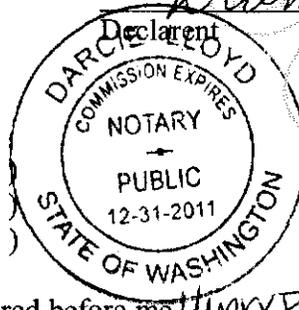
I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at Concrete, Washington this 21st day of July, 2009.

Henry B Young
Declarant
Diana L Young
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)



On this day personally appeared before me Henry B Young and Diana L Young 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 21st day of July, 2009.

Darci Lloyd Notary Public in and for the
State of Washington residing at: Concrete
My Commission Expires: 12-31-2011



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