



201303010078

Skagit County Auditor

Return Name & Address:

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3 11:47AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0570

Applicant Name: __ Michele Youngquist

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): _21503, 21622; 340312-1-011-0307, 340312-1-003-0008; within a Ptn of the SE ½ of the NE ¼ of Sec. 12, Twp. 34, Rge 3. As a single unit.

Lot Size: _approximately 13 acres

1. CONVEYANCE

X ***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.

X ***IS NOT***, the minimum lot size required for the _ Agricultural-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(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.

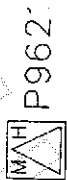
Authorized Signature: *David Roeder*

Date: _2/26/2013

See attached map for Lot of Record boundaries.

P23950

P23946



P23947

P23942
A 44-00
B 44-00
S 44-00
P23969

W As one Parcel
Lot Cert
PL 07-0570

PTN LOT 3

P21622

S/P 99-0027

2

PTN LOT 3

P21626

S/P 70-78

P21508

PTN

S/P 42-80

B

P21503

PTN
P21507 1

APPROX. LOCATION OF
EXIST. FENCE LINES

SURVEY
AF 5-10240017

P21505

P21506

P21514

P21497



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P21509

DECLARATION OF INNOCENT PURCHASER

I, Michele Youngquist, 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 200 E Washington Burlington WA Washington this 20TH day of February, 2013.
SKAGIT COUNTY

Michele Youngquist
Declarant

Declarant

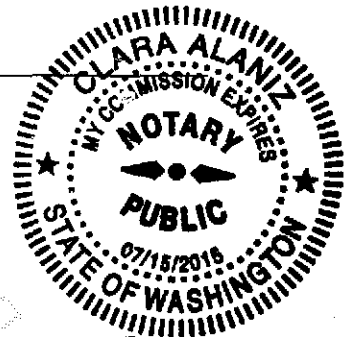
ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me Michele Youngquist, 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 20TH day of February, 2013

Clara Alaniz Notary Public in and for the
State of Washington residing at: Burlington WA 98233
My Commission Expires: 7/15/15



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