

Return Name & Address:



201704200078

Skagit County Auditor

\$75.00

4/20/2017 Page

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3 3:01PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Re-record AF 201312170060 to separate P#'s 36595 & 36605

File Number: PL_13-0435 - REVISED

Applicant Name: Richard Padilla

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): 36595; 350414-2-001-0103; within a Ptn of the NE 1/4 of the NW 1/4 in Sec. 14, Twp. 35, Rge 4.

Lot Size: approximately 1.2 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. P36595 was a Boundary Line Adjustment conveyed by AF 8311290037.

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 Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: 

Date: 4/18/2017

See attached map for Lot of Record boundaries.

DECLARATION OF INNOCENT PURCHASER

I, Richard Padilla, 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.

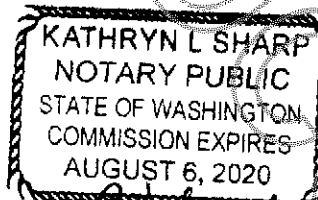
EXECUTED at Skagit County, Washington this 17 day of April, 2017.

Declarant

Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)



On this day personally appeared before me Richard Padilla 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 17th day of April, 2017.

Kathryn L. Sharp Notary Public in and for the
State of Washington residing at: Skagit Co.
My Commission Expires: 8-6-2020

