



Return Name & Address:
Kerry & Beth Anderson
PO Box 1851
Friday Harbor, WA 98250

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL_17-0086 _____
Applicant Name: Washington State Department of Natural Resources
Property Owner Name: Beth & Kerry Anderson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 6256; 360336-1-001-0300; Parcel 2 of Survey 9304280051; within a Ptn of the NE 1/4 of the NE 1/4 of Sec 36, Twp. 36, Rge 3.
Lot Size: approximately 4 acre

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 Rural Resource-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.

Authorized Signature: [Handwritten Signature] Date: 2/27/2017
See attached map for Lot of Record boundaries.

DECLARATION OF INNOCENT PURCHASER

I, Kerry & Beth Anderson, 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 Friday Harbor, Washington this 3rd day of July, 2017.

Kerry M. Anderson
Declarant

Beth Anderson
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)
SAN JUAN

On this day personally appeared before me Kerry Anderson and Beth Anderson, 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 3rd day of July, 2017.

Antoinette M. Harkes

Notary Public in and for the

State of Washington residing at: Friday Harbor

My Commission Expires: 6/16/2018



